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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SdB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 3, 2020

SUBJECT: DR20-71, GUADALUPE & MCQUEEN RETAIL

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the development of a commercial center to provide retail and dining opportunities to the community.

REQUEST

DR20-71 GUADALUPE & MCQUEEN RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.28 acres, generally located at the southeast corner of McQueen and Guadalupe Roads, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: RKA Architects Inc.
Name: Neil Feaser
Address: 2233 E. Thomas Rd.
Phoenix, AZ 85016
Phone: (602) 955-3900
Email: nfeaser@rkaa.com

OWNER

Name: Walt Brown
Address: 7500 E. McDonald Dr., Ste 100A
Scottsdale, AZ 85250
Phone: (480) 947-8800
Email: waltb@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council adopted Annexation No. A83-2 (Ord. No. 377) annexing 2,000 acres in the northwest corner of the Town, including the subject site.
<i>March 27, 1990</i>	Town Council approved case Z89-14 (Ord. No. 657) rezoning the subject site from Agriculture (AG) to Planned Area Development (PAD).
<i>June 25, 1998</i>	Town Council approved a Final Plat "Stapley" which included the subject site.
<i>May 14, 2013</i>	Town Council approved a Re-plat of Tract C of "Stapley" dividing the tract into two (2) lots creating the subject site.

Overview

The applicant is proposing a commercial center on a presently vacant property located at the southeast corner of McQueen and Guadalupe Roads on approx. 3.28 acres. The site is the last vacant commercial corner at the McQueen and Guadalupe intersection. There are a total of three (3) buildings planned for the subject site with a variety of uses proposed including restaurant, retail, and vehicle services (light).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC) with PAD	Guadalupe Road than Gas Station (Mobile/Quick and Easy Mart)
South	Residential > 5-8 DU/Acre	Single Family-Detached (SF-D) with PAD	Single Family Homes (McQueen Landing)
East	Residential > 5-8 DU/Acre	Single Family-Detached (SF-D) with PAD	Single Family Homes (McQueen Landing)
West	Community Commercial (CC)	Community Commercial (CC) with PAD	McQueen Road than Commercial Center (Ethan Plaza)
Site	Community Commercial (CC)	Community Commercial (CC) with PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ord. No. 657	Proposed
Building Area	-	Pad A (Restaurant) - 2,525 sf with 800 sf Patio Pad B (Restaurant/Retail) - 5,650 sf with 300 sf Patio Pad C (Vehicle Service) - 5,500 sf
Maximum Building Height (ft.)/(Stories)	35'/ 2 Stories	22'/ 1 Story
Minimum Building Setback (ft.)		
Front	20'	62'
Side (Street)	20'	118'-8"
Side (Residential)	30'	30'
Rear (Residential)	40'	78'-6"
Separation Between Buildings (ft.) (Single Story)	15'	
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	50'
Side (Street)	20'	50'
Side (Residential)	25'	25'
Rear (Residential)	30'	30'
Landscaping (% of net lot area)	15%	Percentage not provided
Off-Street Parking and Loading	Restaurants 1/100 sf; plus 1/400 sf of Outdoor Dining Area: 44 Spaces Retail Sales, General 1/250 sf: 16 Spaces Vehicle Service, Light 3 spaces per service bay; plus 1/100 sf of office and sales area : 33 93 Total Required	97 Total Spaces Provided
Bicycle Spaces	1 for every 10 required vehicle parking spaces	10 Spaces Provided

DISCUSSION

The project is currently in first review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Site

The site includes three (3) proposed buildings: Pad A, Pad B, and Pad C. Pad A is a 2,525 sf stand-alone restaurant building with a drive-through and 800 sf outdoor patio. Pad B includes four (4) suites intended for restaurant and retail uses with a total building area of 5,650 sf with a 300 sf outdoor patio and drive-through. The final building, Pad C, is a 5,500 sf building intended for light automotive use with nine (9) proposed service bays.

There are two (2) points of access proposed for the site, the primary access is off McQueen Road and a secondary access is provided off Guadalupe Road. The site contains ample pedestrian connectivity through internal sidewalks and walkways that then connect to existing sidewalks along Guadalupe and McQueen Roads. Solid 8' high screen walls have been provided on the southern and eastern perimeters of the site, providing the required separation from the subject site and the residential development McQueen Landing.

Landscape

The site is required to have 15 percent of the net site area landscaped; a confirmation that the site meets this standard was requested in the first review. The proposed tree palette includes a combination of Sweet Acacia, Cascalote 'Thornless', Chitalpa, Sonoran Emerald Palo Verde, Thornless Mesquite, Mondel Pine, and Chinese Evergreen Elm. The remaining landscaping includes a robust palette of shrubs, ground covers, and accent plants.

Grading and Drainage

The applicant has proposed a combination of surface and underground retention for the site. After review comments have been addressed, the proposed grading and drainage plan will generally meet the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

The proposed buildings draw inspiration from the existing commercial buildings located at the Guadalupe and McQueen intersection in terms of a desert color palette and general design. The design is a more contemporary version of surrounding architecture with different sized layered volumes, materials, and strategically placed linear horizontal elements. The three (3) buildings proposed are similar in height with a range of 21'-6" to 22" for the maximum heights.

The primary building materials include EIFS and stucco in a smooth finish with accent materials including splitface and smoothface masonry and metal in two (2) different finishes. *During the first review, staff recommended: for PAD A elevations to bring the front entry windows to the base of the building to balance the building; and for Pad C that the canopies be raised to balance the building and to vary the columns on the east elevation to create more visual interest.*

Lighting

There are only three (3) lighting types proposed - parking lot, building mounted, and canopy. The parking lot lights are proposed to be 16' in height but parking lot lights with 100' of the residential properties must not exceed 14' per LDC 4.103.3. This will impact the light poles proposed on the southern and eastern portions of the site. The building mounted lighting on Pad C will also have to be lowered to 14' per LDC 4.103.4. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required for monument signage prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

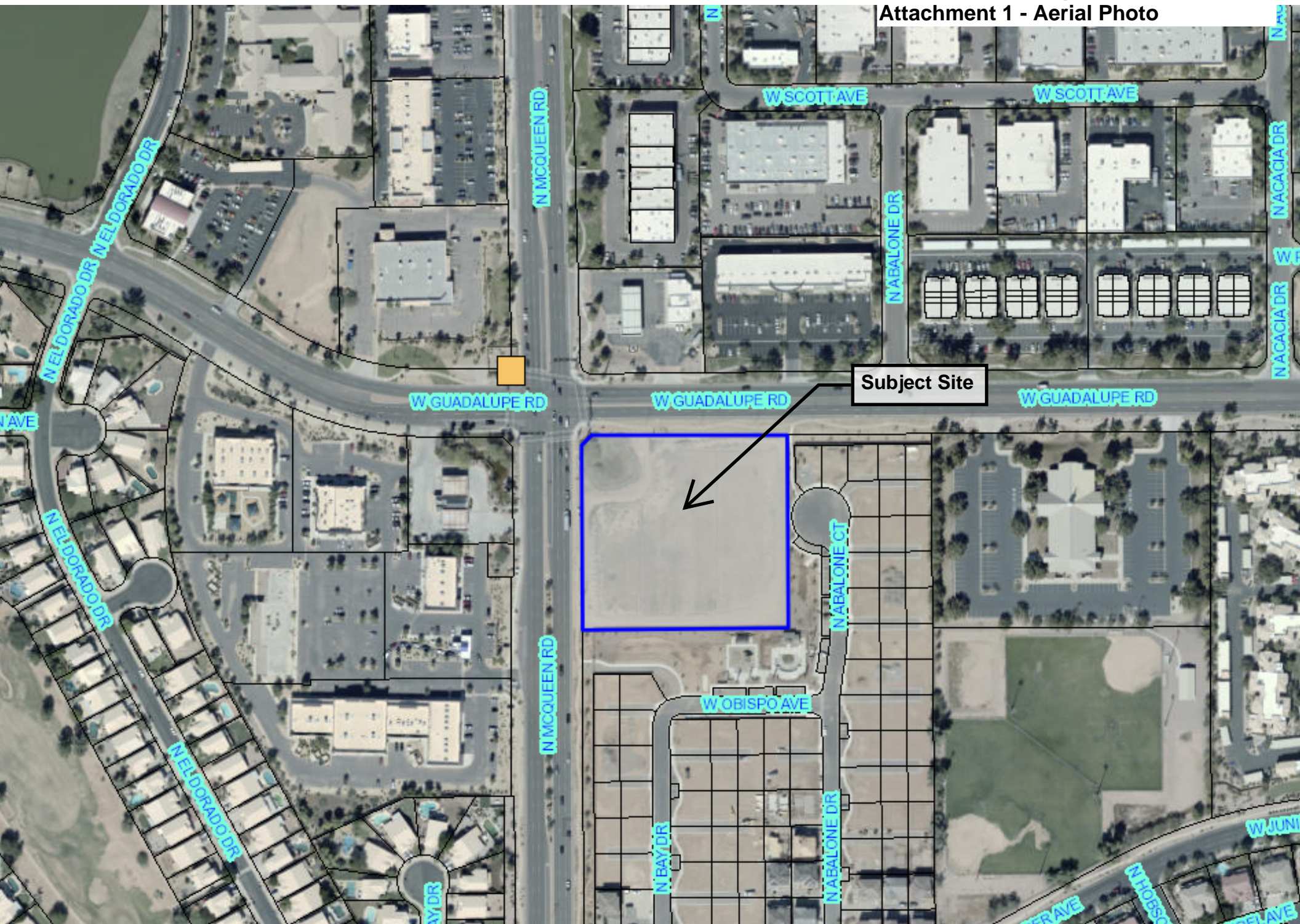
1. Elevations of all proposed buildings; and
2. General feedback on the project.

Respectfully submitted,

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Aerial Photo
- 2) Project Narrative
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Elevations
- 7) Colors and Materials
- 8) Floor Plans
- 9) Lighting



DR20-71: Guadalupe & McQueen Retail Attachment 2 - Project Narrative



April 10, 2020

To: Town of Gilbert Planning Department
Gilbert, Arizona

RE: Design Review - Project Narrative
Guadalupe and McQueen Retail
SEC of McQueen Road and Guadalupe Road Gilbert AZ

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

Proposed site is located at near SEC of McQueen Road and Guadalupe Road in Gilbert, Arizona. We are submitting this project narrative along with an application for a Design review for the above-referenced project. The subject site is approximately 143,237 SF (3.28 acres) in size and the Maricopa County Assessor Parcel Number for this Property is #310-08-671. The zoning of this site is CC (Community Commercial) with PAD overlay and is currently vacant.

The goal of this project is to develop the site for 3 PADs. 2 PADs for retail and restaurant with drive thru and a third PAD for Light Auto service use. Proposed uses are approved uses in CC zoning per Gilbert land development code. We are proposing construction of three single-story buildings with total building area approximately 13,675 S.F. and total patio area of 1,100 S.F. Proposed PAD-A is 2,525 S.F. restaurant and drive thru with 800 S.F. patio, Proposed PAD-B is 5,650 S.F. retail restaurant with 300 S.F. patio and Proposed PAD-C is 5,500 S.F. building for light auto service use. Total proposed area including building and patio is 14,775 S.F..

North of this parcel is Guadalupe road, West of this parcel is McQueen road and East and South of this parcel is residential with SF-D zoning.

We believe the proposed use is consistent with the plans and goals of the town and we look forward to working with the Town of Gilbert.

Regards,

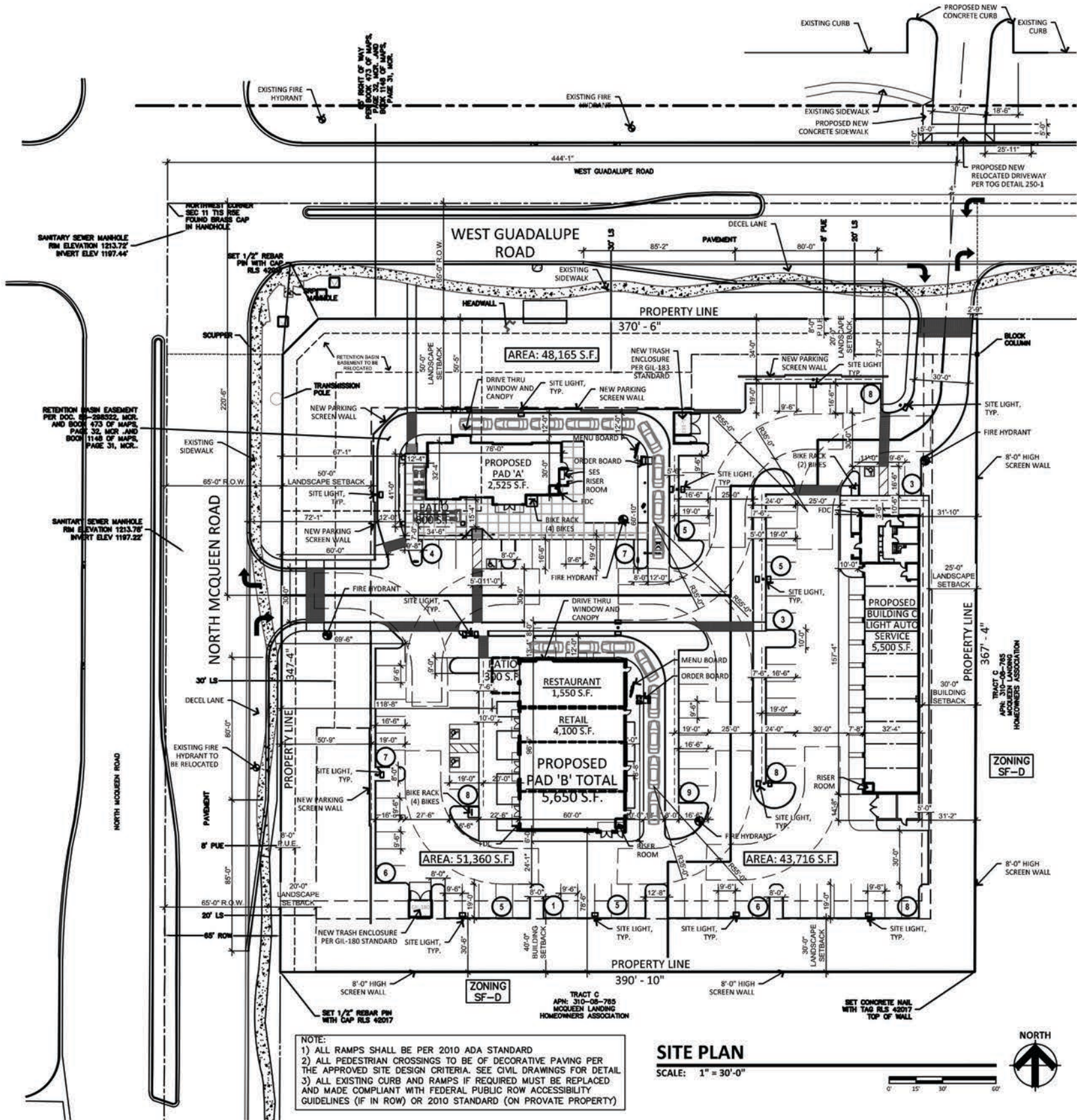
Neil Feaser, AIA
RKAA Architects, Inc.

Licensed in:

Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maryland
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



- STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004
- ALL UTILITY LINES LESS THAN 66KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE ASLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR.
b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANE IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER:
a. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
b. OR ROUTED UNDER GROUND
 - ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
a. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
b. HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
(602) 955-3900
(602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA:

PARCEL NUMBER: 310-08-671
EXISTING ZONING: CC WITH PAD OVERLAY
GROSS SITE AREA: 3.288 ACRES (143,241 S.F.)
MAX. BUILDING HEIGHT: 35'-0"
MAX. NUMBER OF STORY: 2 STORY
LANDSCAPE REQUIRED: 15%

PROPOSED USE: RETAIL/RESTAURANTS

BUILDING AREA:
PAD 'A': RESTAURANT 2,525 S.F.
PAD 'A': PATIO 800 S.F.
PAD 'B': RESTAURANT 1,550 S.F.
PAD 'B': PATIO 300 S.F.
PAD 'B': RETAIL 4,100 S.F.
PAD 'C': AUTO SERVICE - LIGHT 5,500 S.F.
TOTAL: 14,775 S.F.

LOT AREA:
PAD 'A': 48,165 SQ FT (1.105 ACRES)
PAD 'B': 51,360 SQ FT (1.179 ACRES)
PAD 'C': 43,716 SQ FT (1.003 ACRES)

PARKING REQUIRED:
PAD 'A': RESTAURANT (2,525 SQ FT : 100) 26 SPACES
PAD 'A': PATIO (800 SQ FT : 400) 2 SPACES
PAD 'B': RESTAURANT (1,550 SQ FT : 100) 16 SPACES
PAD 'B': PATIO (300 SQ FT : 400) 1 SPACE
PAD 'B': RETAIL (4,100 SQ FT : 250) 17 SPACES
PAD 'C': AUTO SERVICE - OFFICE (600 SQ FT : 100) 6 SPACES
PAD 'C': AUTO SERVICE - BAYS (9 BAYS X 3 SPACES) 27 SPACES

TOTAL PARKING REQUIRED: 95 SPACES
TOTAL PARKING PROVIDED: 97 SPACES

ACCESSIBLE SPACES REQUIRED: 4 SPACES
ACCESSIBLE SPACES PROVIDED: 4 SPACES

BICYCLE PARKING REQUIRED: 10 SPACES
BICYCLE PARKING PROVIDED: 10 SPACES



GUADALUPE AND MCQUEEN RETAIL
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA

DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SP-1
project: 19247
DATE: 04-09-19

PPA-2019-00092

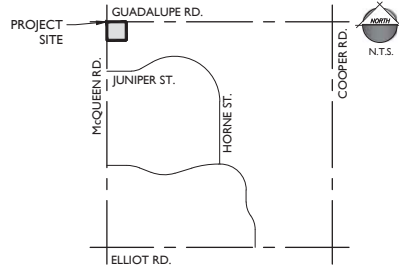
DR20-71: Guadalupe & McQueen Retail
Attachment 4 - Landscape



KEYNOTES

- 1 ENTRY DRIVE
- 2 ENTRY ACCENT PLANTING
- 3 EXISTING SIDEWALK
- 4 NEW SIDEWALK
- 5 BIKE RACK
- 6 3' PARKING SCREEN WALL
- 7 DECORATIVE PEDESTRIAN CROSSING

VICINITY MAP



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	10
	Caesalpinia cacalaco 'Smoothie'	Cascalote 'Thornless'	24" Box	15
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box	12
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	12
	Prosopis Hybrid 'Phoenix'	Thornless Mesquite	24" Box	31
	Pinus eldarica	Mondel Pine	24" Box	19
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	5

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave desmettiana	Smooth Agave	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Dasyliiron quadrangulum	Mexican Grass Tree	5 Gal
Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plan	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia californica	Chuparosa	5 Gal
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri	Deer Grass	5 Gal
Ruellia brittoniana	Purple Ruellia	5 Gal
Senna artemisioides	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

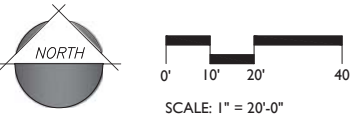
Note: See Planting Plan for shrub, accent and groundcover quantities.

LANDSCAPE DATA

ON-SITE LANDSCAPE AREA:	9,892 SF.
OFF-SITE LANDSCAPE AREA:	57,907 SF.
LANDSCAPE COVERAGE:	47 %

TOWN OF GILBERT PLANT DATA

N. MCQUEEN RD. FRONTAGE (300 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	12 TREES	12 TREES
W. GUADALUPE RD. FRONTAGE (332.6 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	13 TREES	13 TREES
STREET FRONTAGE PLANTING TREE SIZE	REQUIRED	PROVIDED
24" BOX (50% MIN.)	13 TREES	13 TREES
SIDE PERIMETER (18,929 S.F.)	REQUIRED	PROVIDED
3 TREES PER 1,000 S.F. (24" BOX)	19 TREES	19 TREES

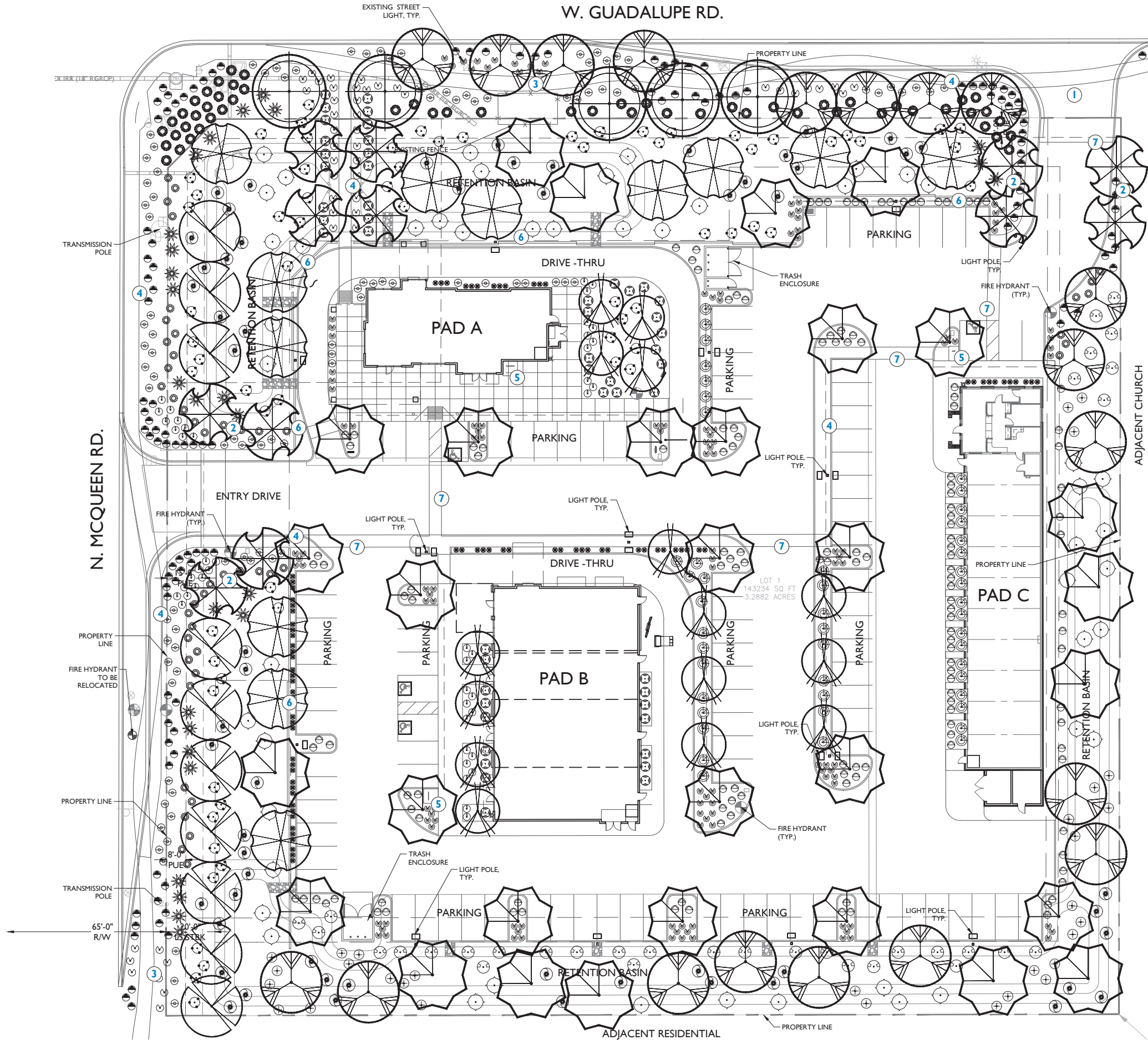


IRKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



1	04/10/2020	1st Submittal Design Review
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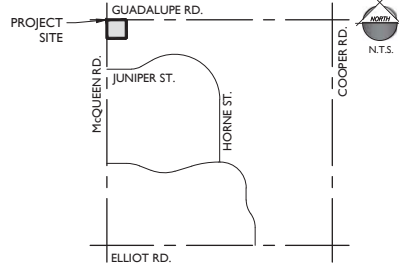
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON 15 DAY, 45 DAY, 60 DAY, 90 DAY, 120 DAY, 150 DAY, 180 DAY, 210 DAY, 240 DAY, 270 DAY, 300 DAY, 330 DAY, 360 DAY, 390 DAY, 420 DAY, 450 DAY, 480 DAY, 510 DAY, 540 DAY, 570 DAY, 600 DAY, 630 DAY, 660 DAY, 690 DAY, 720 DAY, 750 DAY, 780 DAY, 810 DAY, 840 DAY, 870 DAY, 900 DAY, 930 DAY, 960 DAY, 990 DAY, 1020 DAY, 1050 DAY, 1080 DAY, 1110 DAY, 1140 DAY, 1170 DAY, 1200 DAY, 1230 DAY, 1260 DAY, 1290 DAY, 1320 DAY, 1350 DAY, 1380 DAY, 1410 DAY, 1440 DAY, 1470 DAY, 1500 DAY, 1530 DAY, 1560 DAY, 1590 DAY, 1620 DAY, 1650 DAY, 1680 DAY, 1710 DAY, 1740 DAY, 1770 DAY, 1800 DAY, 1830 DAY, 1860 DAY, 1890 DAY, 1920 DAY, 1950 DAY, 1980 DAY, 2010 DAY, 2040 DAY, 2070 DAY, 2100 DAY, 2130 DAY, 2160 DAY, 2190 DAY, 2220 DAY, 2250 DAY, 2280 DAY, 2310 DAY, 2340 DAY, 2370 DAY, 2400 DAY, 2430 DAY, 2460 DAY, 2490 DAY, 2520 DAY, 2550 DAY, 2580 DAY, 2610 DAY, 2640 DAY, 2670 DAY, 2700 DAY, 2730 DAY, 2760 DAY, 2790 DAY, 2820 DAY, 2850 DAY, 2880 DAY, 2910 DAY, 2940 DAY, 2970 DAY, 3000 DAY, 3030 DAY, 3060 DAY, 3090 DAY, 3120 DAY, 3150 DAY, 3180 DAY, 3210 DAY, 3240 DAY, 3270 DAY, 3300 DAY, 3330 DAY, 3360 DAY, 3390 DAY, 3420 DAY, 3450 DAY, 3480 DAY, 3510 DAY, 3540 DAY, 3570 DAY, 3600 DAY, 3630 DAY, 3660 DAY, 3690 DAY, 3720 DAY, 3750 DAY, 3780 DAY, 3810 DAY, 3840 DAY, 3870 DAY, 3900 DAY, 3930 DAY, 3960 DAY, 3990 DAY, 4020 DAY, 4050 DAY, 4080 DAY, 4110 DAY, 4140 DAY, 4170 DAY, 4200 DAY, 4230 DAY, 4260 DAY, 4290 DAY, 4320 DAY, 4350 DAY, 4380 DAY, 4410 DAY, 4440 DAY, 4470 DAY, 4500 DAY, 4530 DAY, 4560 DAY, 4590 DAY, 4620 DAY, 4650 DAY, 4680 DAY, 4710 DAY, 4740 DAY, 4770 DAY, 4800 DAY, 4830 DAY, 4860 DAY, 4890 DAY, 4920 DAY, 4950 DAY, 4980 DAY, 5010 DAY, 5040 DAY, 5070 DAY, 5100 DAY, 5130 DAY, 5160 DAY, 5190 DAY, 5220 DAY, 5250 DAY, 5280 DAY, 5310 DAY, 5340 DAY, 5370 DAY, 5400 DAY, 5430 DAY, 5460 DAY, 5490 DAY, 5520 DAY, 5550 DAY, 5580 DAY, 5610 DAY, 5640 DAY, 5670 DAY, 5700 DAY, 5730 DAY, 5760 DAY, 5790 DAY, 5820 DAY, 5850 DAY, 5880 DAY, 5910 DAY, 5940 DAY, 5970 DAY, 6000 DAY, 6030 DAY, 6060 DAY, 6090 DAY, 6120 DAY, 6150 DAY, 6180 DAY, 6210 DAY, 6240 DAY, 6270 DAY, 6300 DAY, 6330 DAY, 6360 DAY, 6390 DAY, 6420 DAY, 6450 DAY, 6480 DAY, 6510 DAY, 6540 DAY, 6570 DAY, 6600 DAY, 6630 DAY, 6660 DAY, 6690 DAY, 6720 DAY, 6750 DAY, 6780 DAY, 6810 DAY, 6840 DAY, 6870 DAY, 6900 DAY, 6930 DAY, 6960 DAY, 6990 DAY, 7020 DAY, 7050 DAY, 7080 DAY, 7110 DAY, 7140 DAY, 7170 DAY, 7200 DAY, 7230 DAY, 7260 DAY, 7290 DAY, 7320 DAY, 7350 DAY, 7380 DAY, 7410 DAY, 7440 DAY, 7470 DAY, 7500 DAY, 7530 DAY, 7560 DAY, 7590 DAY, 7620 DAY, 7650 DAY, 7680 DAY, 7710 DAY, 7740 DAY, 7770 DAY, 7800 DAY, 7830 DAY, 7860 DAY, 7890 DAY, 7920 DAY, 7950 DAY, 7980 DAY, 8010 DAY, 8040 DAY, 8070 DAY, 8100 DAY, 8130 DAY, 8160 DAY, 8190 DAY, 8220 DAY, 8250 DAY, 8280 DAY, 8310 DAY, 8340 DAY, 8370 DAY, 8400 DAY, 8430 DAY, 8460 DAY, 8490 DAY, 8520 DAY, 8550 DAY, 8580 DAY, 8610 DAY, 8640 DAY, 8670 DAY, 8700 DAY, 8730 DAY, 8760 DAY, 8790 DAY, 8820 DAY, 8850 DAY, 8880 DAY, 8910 DAY, 8940 DAY, 8970 DAY, 9000 DAY, 9030 DAY, 9060 DAY, 9090 DAY, 9120 DAY, 9150 DAY, 9180 DAY, 9210 DAY, 9240 DAY, 9270 DAY, 9300 DAY, 9330 DAY, 9360 DAY, 9390 DAY, 9420 DAY, 9450 DAY, 9480 DAY, 9510 DAY, 9540 DAY, 9570 DAY, 9600 DAY, 9630 DAY, 9660 DAY, 9690 DAY, 9720 DAY, 9750 DAY, 9780 DAY, 9810 DAY, 9840 DAY, 9870 DAY, 9900 DAY, 9930 DAY, 9960 DAY, 9990 DAY, 10020 DAY, 10050 DAY, 10080 DAY, 10110 DAY, 10140 DAY, 10170 DAY, 10200 DAY, 10230 DAY, 10260 DAY, 10290 DAY, 10320 DAY, 10350 DAY, 10380 DAY, 10410 DAY, 10440 DAY, 10470 DAY, 10500 DAY, 10530 DAY, 10560 DAY, 10590 DAY, 10620 DAY, 10650 DAY, 10680 DAY, 10710 DAY, 10740 DAY, 10770 DAY, 10800 DAY, 10830 DAY, 10860 DAY, 10890 DAY, 10920 DAY, 10950 DAY, 10980 DAY, 11010 DAY, 11040 DAY, 11070 DAY, 11100 DAY, 11130 DAY, 11160 DAY, 11190 DAY, 11220 DAY, 11250 DAY, 11280 DAY, 11310 DAY, 11340 DAY, 11370 DAY, 11400 DAY, 11430 DAY, 11460 DAY, 11490 DAY, 11520 DAY, 11550 DAY, 11580 DAY, 11610 DAY, 11640 DAY, 11670 DAY, 11700 DAY, 11730 DAY, 11760 DAY, 11790 DAY, 11820 DAY, 11850 DAY, 11880 DAY, 11910 DAY, 11940 DAY, 11970 DAY, 12000 DAY, 12030 DAY, 12060 DAY, 12090 DAY, 12120 DAY, 12150 DAY, 12180 DAY, 12210 DAY, 12240 DAY, 12270 DAY, 12300 DAY, 12330 DAY, 12360 DAY, 12390 DAY, 12420 DAY, 12450 DAY, 12480 DAY, 12510 DAY, 12540 DAY, 12570 DAY, 12600 DAY, 12630 DAY, 12660 DAY, 12690 DAY, 12720 DAY, 12750 DAY, 12780 DAY, 12810 DAY, 12840 DAY, 12870 DAY, 12900 DAY, 12930 DAY, 12960 DAY, 12990 DAY, 13020 DAY, 13050 DAY, 13080 DAY, 13110 DAY, 13140 DAY, 13170 DAY, 13200 DAY, 13230 DAY, 13260 DAY, 13290 DAY, 13320 DAY, 13350 DAY, 13380 DAY, 13410 DAY, 13440 DAY, 13470 DAY, 13500 DAY, 13530 DAY, 13560 DAY, 13590 DAY, 13620 DAY, 13650 DAY, 13680 DAY, 13710 DAY, 13740 DAY, 13770 DAY, 13800 DAY, 13830 DAY, 13860 DAY, 13890 DAY, 13920 DAY, 13950 DAY, 13980 DAY, 14010 DAY, 14040 DAY, 14070 DAY, 14100 DAY, 14130 DAY, 14160 DAY, 14190 DAY, 14220 DAY, 14250 DAY, 14280 DAY, 14310 DAY, 14340 DAY, 14370 DAY, 14400 DAY, 14430 DAY, 14460 DAY, 14490 DAY, 14520 DAY, 14550 DAY, 14580 DAY, 14610 DAY, 14640 DAY, 14670 DAY, 14700 DAY, 14730 DAY, 14760 DAY, 14790 DAY, 14820 DAY, 14850 DAY, 14880 DAY, 14910 DAY, 14940 DAY, 14970 DAY, 15000 DAY, 15030 DAY, 15060 DAY, 15090 DAY, 15120 DAY, 15150 DAY, 15180 DAY, 15210 DAY, 15240 DAY, 15270 DAY, 15300 DAY, 15330 DAY, 15360 DAY, 15390 DAY, 15420 DAY, 15450 DAY, 15480 DAY, 15510 DAY, 15540 DAY, 15570 DAY, 15600 DAY, 15630 DAY, 15660 DAY, 15690 DAY, 15720 DAY, 15750 DAY, 15780 DAY, 15810 DAY, 15840 DAY, 15870 DAY, 15900 DAY, 15930 DAY, 15960 DAY, 15990 DAY, 16020 DAY, 16050 DAY, 16080 DAY, 16110 DAY, 16140 DAY, 16170 DAY, 16200 DAY, 16230 DAY, 16260 DAY, 16290 DAY, 16320 DAY, 16350 DAY, 16380 DAY, 16410 DAY, 16440 DAY, 16470 DAY, 16500 DAY, 16530 DAY, 16560 DAY, 16590 DAY, 16620 DAY, 16650 DAY, 16680 DAY, 16710 DAY, 16740 DAY, 16770 DAY, 16800 DAY, 16830 DAY, 16860 DAY, 16890 DAY, 16920 DAY, 16950 DAY, 16980 DAY, 17010 DAY, 17040 DAY, 17070 DAY, 17100 DAY, 17130 DAY, 17160 DAY, 17190 DAY, 17220 DAY, 17250 DAY, 17280 DAY, 17310 DAY, 17340 DAY, 17370 DAY, 17400 DAY, 17430 DAY, 17460 DAY, 17490 DAY, 17520 DAY, 17550 DAY, 17580 DAY, 17610 DAY, 17640 DAY, 17670 DAY, 17700 DAY, 17730 DAY, 17760 DAY, 17790 DAY, 17820 DAY, 17850 DAY, 17880 DAY, 17910 DAY, 17940 DAY, 17970 DAY, 18000 DAY, 18030 DAY, 18060 DAY, 18090 DAY, 18120 DAY, 18150 DAY, 18180 DAY, 18210 DAY, 18240 DAY, 18270 DAY, 18300 DAY, 18330 DAY, 18360 DAY, 18390 DAY, 18420 DAY, 18450 DAY, 18480 DAY, 18510 DAY, 18540 DAY, 18570 DAY, 18600 DAY, 18630 DAY, 18660 DAY, 18690 DAY, 18720 DAY, 18750 DAY, 18780 DAY, 18810 DAY, 18840 DAY, 18870 DAY, 18900 DAY, 18930 DAY, 18960 DAY, 18990 DAY, 19020 DAY, 19050 DAY, 19080 DAY, 19110 DAY, 19140 DAY, 19170 DAY, 19200 DAY, 19230 DAY, 19260 DAY, 19290 DAY, 19320 DAY, 19350 DAY, 19380 DAY, 19410 DAY, 19440 DAY, 19470 DAY, 19500 DAY, 19530 DAY, 19560 DAY, 19590 DAY, 19620 DAY, 19650 DAY, 19680 DAY, 19710 DAY, 19740 DAY, 19770 DAY, 19800 DAY, 19830 DAY, 19860 DAY, 19890 DAY, 19920 DAY, 19950 DAY, 19980 DAY, 20010 DAY, 20040 DAY, 20070 DAY, 20100 DAY, 20130 DAY, 20160 DAY, 20190 DAY, 20220 DAY, 20250 DAY, 20280 DAY, 20310 DAY, 20340 DAY, 20370 DAY, 20400 DAY, 20430 DAY, 20460 DAY, 20490 DAY, 20520 DAY, 20550 DAY, 20580 DAY, 20610 DAY, 20640 DAY, 20670 DAY, 20700 DAY, 20730 DAY, 20760 DAY, 20790 DAY, 20820 DAY, 20850 DAY, 20880 DAY, 20910 DAY, 20940 DAY, 20970 DAY, 21000 DAY, 21030 DAY, 21060 DAY, 21090 DAY, 21120 DAY, 21150 DAY, 21180 DAY, 21210 DAY, 21240 DAY, 21270 DAY, 21300 DAY, 21330 DAY, 21360 DAY, 21390 DAY, 21420 DAY, 21450 DAY, 21480 DAY, 21510 DAY, 21540 DAY, 21570 DAY, 21600 DAY, 21630 DAY, 21660 DAY, 21690 DAY, 21720 DAY, 21750 DAY, 21780 DAY, 21810 DAY, 21840 DAY, 21870 DAY, 21900 DAY, 21930 DAY, 21960 DAY, 21990 DAY, 22020 DAY, 22050 DAY, 22080 DAY, 22110 DAY, 22140 DAY, 22170 DAY, 22200 DAY, 22230 DAY, 22260 DAY, 22290 DAY, 22320 DAY, 22350 DAY, 22380 DAY, 22410 DAY, 22440 DAY, 22470 DAY, 22500 DAY, 22530 DAY, 22560 DAY, 22590 DAY, 22620 DAY, 22650 DAY, 22680 DAY, 22710 DAY, 22740 DAY, 22770 DAY, 22800 DAY, 22830 DAY, 22860 DAY, 22890 DAY, 22920 DAY, 22950 DAY, 22980 DAY, 23010 DAY, 23040 DAY, 23070 DAY, 23100 DAY, 23130 DAY, 23160 DAY, 23190 DAY, 23220 DAY, 23250 DAY, 23280 DAY, 23310 DAY, 23340 DAY, 23370 DAY, 23400 DAY, 23430 DAY, 23460 DAY, 23490 DAY, 23520 DAY, 23550 DAY, 23580 DAY, 23610 DAY, 23640 DAY, 23670 DAY, 23700 DAY, 23730 DAY, 23760 DAY, 23790 DAY, 23820 DAY, 23850 DAY, 23880 DAY, 23910 DAY, 23940 DAY, 23970 DAY, 24000 DAY, 24030 DAY, 24060 DAY, 24090 DAY, 24120 DAY, 24150 DAY, 24180 DAY, 24210 DAY, 24240 DAY, 24270 DAY, 24300 DAY, 24330 DAY, 24360 DAY, 24390 DAY, 24420 DAY, 24450 DAY, 24480 DAY, 24510 DAY, 24540 DAY, 24570 DAY, 24600 DAY, 24630 DAY, 24660 DAY, 24690 DAY, 24720 DAY, 24750 DAY, 24780 DAY, 24810 DAY, 24840 DAY, 24870 DAY, 24900 DAY, 24930 DAY, 24960 DAY, 24990 DAY, 25020 DAY, 25050 DAY, 25080 DAY, 25110 DAY, 25140 DAY, 25170 DAY, 25200 DAY, 25230 DAY, 25260 DAY, 25290 DAY, 25320 DAY, 25350 DAY, 25380 DAY, 25410 DAY, 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28170 DAY, 28200 DAY, 28230 DAY, 28260 DAY, 28290 DAY, 28320 DAY, 28350 DAY, 28380 DAY, 28410 DAY, 28440 DAY, 28470 DAY, 28500 DAY, 28530 DAY, 28560 DAY, 28590 DAY, 28620 DAY, 28650 DAY, 28680 DAY, 28710 DAY, 28740 DAY, 28770 DAY, 28800 DAY, 28830 DAY, 28860 DAY, 28890 DAY, 28920 DAY, 28950 DAY, 28980 DAY, 29010 DAY, 29040 DAY, 29070 DAY, 29100 DAY, 29130 DAY, 29160 DAY, 29190 DAY, 29220 DAY, 29250 DAY, 29280 DAY, 29310 DAY, 29340 DAY, 29370 DAY, 29400 DAY, 29430 DAY, 29460 DAY, 29490 DAY, 29520 DAY, 29550 DAY, 29580 DAY, 29610 DAY, 29640 DAY, 29670 DAY, 29700 DAY, 29730 DAY, 29760 DAY, 29790 DAY, 29820 DAY, 29850 DAY, 29880 DAY, 29910 DAY, 29940 DAY, 29970 DAY, 30000 DAY, 30030 DAY, 30060 DAY, 30090 DAY, 30120 DAY, 30150 DAY, 30180 DAY, 30210 DAY, 30240 DAY, 30270 DAY, 30300 DAY, 30330 DAY, 30360 DAY, 30390 DAY, 30420 DAY, 30450 DAY, 30480 DAY, 30510 DAY, 30540 DAY, 30570 DAY, 30600 DAY, 30630 DAY, 30660 DAY, 30690 DAY, 30720 DAY, 30750 DAY, 30780 DAY, 30810 DAY, 30840 DAY, 30870 DAY, 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33630 DAY, 33660 DAY, 33690 DAY, 33720 DAY, 33750 DAY, 33780 DAY, 33810 DAY, 33840 DAY, 33870 DAY, 33900 DAY, 33930 DAY, 33960 DAY, 33990 DAY, 34020 DAY, 34050 DAY, 34080 DAY, 34110 DAY, 34140 DAY, 34170 DAY, 34200 DAY, 34230 DAY, 34260 DAY, 34290 DAY, 34320 DAY, 34350 DAY, 34380 DAY, 34410 DAY, 34440 DAY, 34470 DAY, 34500 DAY, 34530 DAY, 34560 DAY, 34590 DAY, 34620 DAY, 34650 DAY, 34680 DAY, 34710 DAY, 34740 DAY, 34770 DAY, 34800 DAY, 34830 DAY, 34860 DAY, 34890 DAY, 34920 DAY, 34950 DAY, 34980 DAY, 35010 DAY, 35040 DAY, 35070 DAY, 35100 DAY, 35130 DAY, 35160 DAY, 35190 DAY, 35220 DAY, 35250 DAY, 35280 DAY, 35310 DAY, 35340 DAY, 35370 DAY, 35400 DAY, 35430 DAY, 35460 DAY, 35490 DAY, 35520 DAY, 35550 DAY, 35580 DAY, 35610 DAY, 35640 DAY, 35670 DAY, 35700 DAY, 35730 DAY, 35760 DAY, 35790 DAY, 35820 DAY, 35850 DAY, 35880 DAY, 35910 DAY, 35940 DAY, 35970 DAY, 36000 DAY, 36030 DAY, 36060 DAY, 36090 DAY, 36120 DAY, 36150 DAY, 36180 DAY, 36210 DAY, 36240 DAY, 36270 DAY, 36300 DAY, 36330 DAY, 36360 DAY, 36390 DAY, 36420 DAY, 36450 DAY, 36480 DAY, 36510 DAY, 36540 DAY, 36570 DAY, 36600 DAY, 36630 DAY, 36660 DAY, 36690 DAY, 36720 DAY, 36750 DAY, 36780 DAY, 36810 DAY, 36840 DAY, 36870 DAY, 36900 DAY, 36930 DAY, 36960 DAY, 36990 DAY, 37020 DAY, 37050 DAY, 37080 DAY, 37110 DAY, 37140 DAY, 37170 DAY, 37200 DAY, 37230 DAY, 37260 DAY, 37290 DAY, 37320 DAY, 37350 DAY, 37380 DAY, 37410 DAY, 37440 DAY, 37470 DAY, 37500 DAY, 37530 DAY, 37560 DAY, 37590 DAY, 37620 DAY, 37650 DAY, 37680 DAY, 37710 DAY, 37740 DAY, 37770 DAY, 37800 DAY, 37830 DAY, 37860 DAY, 37890 DAY, 37920 DAY,



KEYNOTES




- 1 ENTRY DRIVE
- 2 ENTRY ACCENT PLANTING
- 3 EXISTING SIDEWALK
- 4 NEW SIDEWALK
- 5 BIKE RACK
- 6 3' PARKING SCREEN WALL
- 7 DECORATIVE PEDESTRIAN CROSSING

VICINITY MAP



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	10
	Caesalpinia calacalo 'Smoothie'	Cascalote 'Thornless'	24" Box	15
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box	12
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	12
	Prosopis Hybrid 'Phoenix'	Thornless Mesquite	24" Box	31
	Pinus eldarica	Mondel Pine	24" Box	19
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	5

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY	
	Agave desmettiana	Smooth Agave	5 Gal	46
	Calliandra californica	Baja Fairy Duster	5 Gal	58
	Dasylirotr quadrangulum	Mexican Grass Tree	5 Gal	27
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal	47
	Euphorbia rigida	Gopher Plan	5 Gal	99
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	128
	Justicia californica	Chuparosa	5 Gal	69
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal	33
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	47
	Muhlenbergia lindheimeri	Deer Grass	5 Gal	55
	Ruellia brittoniana	Purple Ruellia	5 Gal	50
	Senna artemisiodes	Feathery Cassia	5 Gal	49
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	30

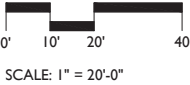
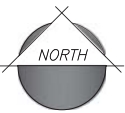
GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	118
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	148
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal	82
	Sphagneticola trilobata	Yellow Dot	1 Gal	47

LANDSCAPE DATA

ON-SITE LANDSCAPE AREA: 9,892 SF.
OFF-SITE LANDSCAPE AREA: 57,907 SF.
LANDSCAPE COVERAGE: 47 %

TOWN OF GILBERT PLANT DATA

N. MCQUEEN RD. FRONTAGE (300 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	12 TREES	12 TREES
W. GUADALUPE RD. FRONTAGE (332.6 LF)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	13 TREES	13 TREES
STREET FRONTAGE PLANTING TREE SIZE	REQUIRED	PROVIDED
24" BOX (50% MIN.)	13 TREES	13 TREES
SIDE PERIMETER (18,929 S.F.)	REQUIRED	PROVIDED
3 TREES PER 1,000 S.F. (24" BOX)	19 TREES	19 TREES



IRKAA
A. C. G. N. L. L. C.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKAA.COM



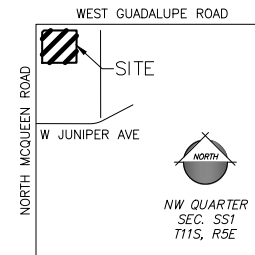
1	04/10/2020	1st Submittal Design Review
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NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES TO THE BILLING CYCLE OTHER THAN THE TRIMTY DATE. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON 15 DAY, 30 DAY, 45 DAY, 60 DAY, 90 DAY, 120 DAY, 150 DAY, 180 DAY, 210 DAY, 240 DAY, 270 DAY, 300 DAY, 330 DAY, 360 DAY, 390 DAY, 420 DAY, 450 DAY, 480 DAY, 510 DAY, 540 DAY, 570 DAY, 600 DAY, 630 DAY, 660 DAY, 690 DAY, 720 DAY, 750 DAY, 780 DAY, 810 DAY, 840 DAY, 870 DAY, 900 DAY, 930 DAY, 960 DAY, 990 DAY, 1020 DAY, 1050 DAY, 1080 DAY, 1110 DAY, 1140 DAY, 1170 DAY, 1200 DAY, 1230 DAY, 1260 DAY, 1290 DAY, 1320 DAY, 1350 DAY, 1380 DAY, 1410 DAY, 1440 DAY, 1470 DAY, 1500 DAY, 1530 DAY, 1560 DAY, 1590 DAY, 1620 DAY, 1650 DAY, 1680 DAY, 1710 DAY, 1740 DAY, 1770 DAY, 1800 DAY, 1830 DAY, 1860 DAY, 1890 DAY, 1920 DAY, 1950 DAY, 1980 DAY, 2010 DAY, 2040 DAY, 2070 DAY, 2100 DAY, 2130 DAY, 2160 DAY, 2190 DAY, 2220 DAY, 2250 DAY, 2280 DAY, 2310 DAY, 2340 DAY, 2370 DAY, 2400 DAY, 2430 DAY, 2460 DAY, 2490 DAY, 2520 DAY, 2550 DAY, 2580 DAY, 2610 DAY, 2640 DAY, 2670 DAY, 2700 DAY, 2730 DAY, 2760 DAY, 2790 DAY, 2820 DAY, 2850 DAY, 2880 DAY, 2910 DAY, 2940 DAY, 2970 DAY, 3000 DAY, 3030 DAY, 3060 DAY, 3090 DAY, 3120 DAY, 3150 DAY, 3180 DAY, 3210 DAY, 3240 DAY, 3270 DAY, 3300 DAY, 3330 DAY, 3360 DAY, 3390 DAY, 3420 DAY, 3450 DAY, 3480 DAY, 3510 DAY, 3540 DAY, 3570 DAY, 3600 DAY, 3630 DAY, 3660 DAY, 3690 DAY, 3720 DAY, 3750 DAY, 3780 DAY, 3810 DAY, 3840 DAY, 3870 DAY, 3900 DAY, 3930 DAY, 3960 DAY, 3990 DAY, 4020 DAY, 4050 DAY, 4080 DAY, 4110 DAY, 4140 DAY, 4170 DAY, 4200 DAY, 4230 DAY, 4260 DAY, 4290 DAY, 4320 DAY, 4350 DAY, 4380 DAY, 4410 DAY, 4440 DAY, 4470 DAY, 4500 DAY, 4530 DAY, 4560 DAY, 4590 DAY, 4620 DAY, 4650 DAY, 4680 DAY, 4710 DAY, 4740 DAY, 4770 DAY, 4800 DAY, 4830 DAY, 4860 DAY, 4890 DAY, 4920 DAY, 4950 DAY, 4980 DAY, 5010 DAY, 5040 DAY, 5070 DAY, 5100 DAY, 5130 DAY, 5160 DAY, 5190 DAY, 5220 DAY, 5250 DAY, 5280 DAY, 5310 DAY, 5340 DAY, 5370 DAY, 5400 DAY, 5430 DAY, 5460 DAY, 5490 DAY, 5520 DAY, 5550 DAY, 5580 DAY, 5610 DAY, 5640 DAY, 5670 DAY, 5700 DAY, 5730 DAY, 5760 DAY, 5790 DAY, 5820 DAY, 5850 DAY, 5880 DAY, 5910 DAY, 5940 DAY, 5970 DAY, 6000 DAY, 6030 DAY, 6060 DAY, 6090 DAY, 6120 DAY, 6150 DAY, 6180 DAY, 6210 DAY, 6240 DAY, 6270 DAY, 6300 DAY, 6330 DAY, 6360 DAY, 6390 DAY, 6420 DAY, 6450 DAY, 6480 DAY, 6510 DAY, 6540 DAY, 6570 DAY, 6600 DAY, 6630 DAY, 6660 DAY, 6690 DAY, 6720 DAY, 6750 DAY, 6780 DAY, 6810 DAY, 6840 DAY, 6870 DAY, 6900 DAY, 6930 DAY, 6960 DAY, 6990 DAY, 7020 DAY, 7050 DAY, 7080 DAY, 7110 DAY, 7140 DAY, 7170 DAY, 7200 DAY, 7230 DAY, 7260 DAY, 7290 DAY, 7320 DAY, 7350 DAY, 7380 DAY, 7410 DAY, 7440 DAY, 7470 DAY, 7500 DAY, 7530 DAY, 7560 DAY, 7590 DAY, 7620 DAY, 7650 DAY, 7680 DAY, 7710 DAY, 7740 DAY, 7770 DAY, 7800 DAY, 7830 DAY, 7860 DAY, 7890 DAY, 7920 DAY, 7950 DAY, 7980 DAY, 8010 DAY, 8040 DAY, 8070 DAY, 8100 DAY, 8130 DAY, 8160 DAY, 8190 DAY, 8220 DAY, 8250 DAY, 8280 DAY, 8310 DAY, 8340 DAY, 8370 DAY, 8400 DAY, 8430 DAY, 8460 DAY, 8490 DAY, 8520 DAY, 8550 DAY, 8580 DAY, 8610 DAY, 8640 DAY, 8670 DAY, 8700 DAY, 8730 DAY, 8760 DAY, 8790 DAY, 8820 DAY, 8850 DAY, 8880 DAY, 8910 DAY, 8940 DAY, 8970 DAY, 9000 DAY, 9030 DAY, 9060 DAY, 9090 DAY, 9120 DAY, 9150 DAY, 9180 DAY, 9210 DAY, 9240 DAY, 9270 DAY, 9300 DAY, 9330 DAY, 9360 DAY, 9390 DAY, 9420 DAY, 9450 DAY, 9480 DAY, 9510 DAY, 9540 DAY, 9570 DAY, 9600 DAY, 9630 DAY, 9660 DAY, 9690 DAY, 9720 DAY, 9750 DAY, 9780 DAY, 9810 DAY, 9840 DAY, 9870 DAY, 9900 DAY, 9930 DAY, 9960 DAY, 9990 DAY, 10020 DAY, 10050 DAY, 10080 DAY, 10110 DAY, 10140 DAY, 10170 DAY, 10200 DAY, 10230 DAY, 10260 DAY, 10290 DAY, 10320 DAY, 10350 DAY, 10380 DAY, 10410 DAY, 10440 DAY, 10470 DAY, 10500 DAY, 10530 DAY, 10560 DAY, 10590 DAY, 10620 DAY, 10650 DAY, 10680 DAY, 10710 DAY, 10740 DAY, 10770 DAY, 10800 DAY, 10830 DAY, 10860 DAY, 10890 DAY, 10920 DAY, 10950 DAY, 10980 DAY, 11010 DAY, 11040 DAY, 11070 DAY, 11100 DAY, 11130 DAY, 11160 DAY, 11190 DAY, 11220 DAY, 11250 DAY, 11280 DAY, 11310 DAY, 11340 DAY, 11370 DAY, 11400 DAY, 11430 DAY, 11460 DAY, 11490 DAY, 11520 DAY, 11550 DAY, 11580 DAY, 11610 DAY, 11640 DAY, 11670 DAY, 11700 DAY, 11730 DAY, 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36330 DAY, 36360 DAY, 36390 DAY, 36420 DAY, 36450 DAY, 36480 DAY, 36510 DAY, 36540 DAY, 36570 DAY, 36600 DAY, 36630 DAY,

DR20-71: Guadalupe & McQueen Retail
Attachment 5 - Grading and Drainage

PRELIMINARY GRADING &
DRAINAGE
FOR
GUADALUPE & MCQUEEN RETAIL
TOWN OF GILBERT, ARIZONA

A PORTION IN THE NOTRTHWEST QUARTER OF SECTION S51, TOWNSHIP 11
SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
(Not to Scale)

ARCHITECT:

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEAL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
EMAIL: nfeaser@rkaa.com

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DAN AUXIER
EMAIL: dan.auxier@epsgruoinc.com

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S51,
TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING
N00°08'17"E. (ASSUMED BEARING)

BENCHMARK:

A VERTICAL CONTROL DISK SET IN A LARGE STRUCTURE WITH DEEP FOUNDATIONS AS
DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF D
522 AND A PID OF DU2376, SAID POINT BEING IN SECTION S51, TOWNSHIP 11 SOUTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA
ELEVATION = 1211.28' (NAVD 88 DATUM)

RETENTION CALCULATION:

$V = C \cdot A \cdot P / 12^{(1)}$
Where:
V = Runoff Volume
C = Runoff Coefficient
A = Drainage Area
P = 3.00 in

Surface Retention Basin Volume Calculations

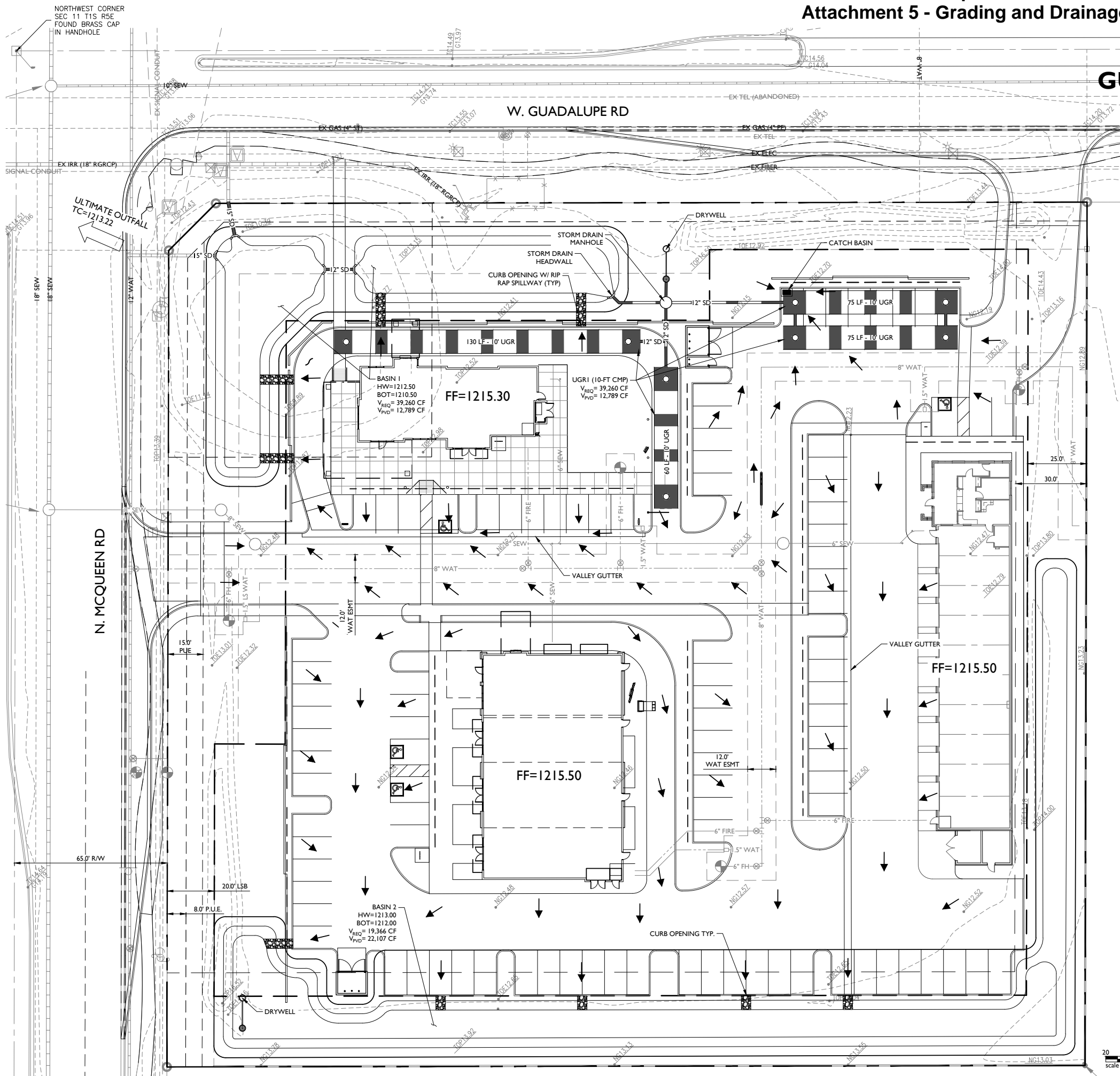
Basin ID	Elevation	Area (ft ²)	Incremental Volume (ft ³)	Volume Provided, V _p (ft ³)
1	0	4,162		
	1	6,282	5,222	
	2	8,852	7,567	12,789
2	0	4,974		
	1	9,962	7,468	
	2	19,315	14,639	22,107

Underground Retention Volume Calculations

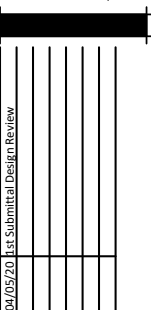
Basin ID	Diameter (ft)	Incremental Volume (ft ³)	Length (ft)	Volume Provided, V _p (ft ³)
UGR1	10	78.54	340	26,704

Volume Required and Summary

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft ²)	C =	Volume Required, V _r (ft ³)	Volume Provided, V _p (ft ³)	Drywells Required
1	O-1	Offsite - Guadalupe	52,991	0.90	11,923		
	O-2	Offsite - McQueen	64,354	0.90	14,480		
	A-1	Onsite	57,148	0.90	12,858		
		Total	174,491	0.90	39,260	39,493	1
2	DA2	Onsite	86,071	0.90	19,366		
		Total	86,071	0.90	19,366	22,107	1



RKAA
ARCHITECTS, INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
rkaa.com



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR ESTIMATE IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY REQUIRE OWNER TO HAVE PAYMENT
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.

GUADALUPE AND MCQUEEN RETAIL
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA

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OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
WRITTEN PERMISSION OF THE ARCHITECT.

design by: EPS
drawn by: EPS
checked by:

Preliminary Grading &
Drainage Plan
project: 20-0454

C301

BRKA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com



04/05/20	1st Submittal Design Review

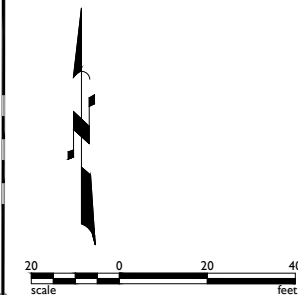
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DAN AUXIER
EMAIL: dan.auxier@epsgroupinc.com

A VERTICAL CONTROL DISK SET IN A LARGE STRUCTURE WITH DEEP FOUNDATIONS AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF D 522 AND A PID OF DU2376, SAID POINT BEING IN SECTION 5S1, TOWNSHIP 11 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1211.28' (NAVD 88 DATUM)

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT IN SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

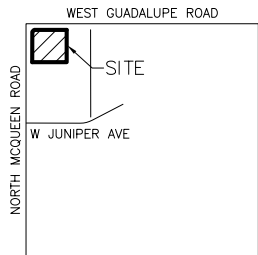
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 WITHOUT WRITTEN PERMISSION OF THE
 CORPORATION. 1

C401



AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LOT 1 OF "RE-PLAT OF TRACT C OF STAPLEY", A SUBDIVISION RECORDED IN BOOK 1148 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION SS1, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NW QUARTER
SEC. SS1
T11S, R5E

VICINITY MAP

SCALE: 1" = 1000'

TABLE A NOTES

11-NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

16-NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

OWNER INFORMATION

PROPERTY RESERVE ARIZONA LLC
PO BOX 511196
SALT LAKE CITY UTAH 84151-1196

NOTE: OWNER INFORMATION WAS OBTAINED FROM COUNTY ASSESSOR AT THE TIME OF THE SURVEY AND MAY NOT REPRESENT CURRENT OWNERSHIP

REFERENCE DOCUMENTS

(R1) - FINAL PLAT STAPLEY, ACCORDING TO BOOK 473, PAGE 32, MCR.
(R2) - A "RE-PLAT OF TRACT C OF STAPLEY" RECORDED AS BOOK 473 OF MAPS, PAGE 32, MCR., ACCORDING TO BOOK 1148, PAGE 11, MCR.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION SS1, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°08'17"E. (ASSUMED BEARING)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED IN THE MONTH OF NOVEMBER, 2019.

2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

SURVEYOR CERTIFICATE

TO COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, WNDG, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND PROPERTY RESERVE INC. SUCCESSOR TO DTHC-ARIZONA, AN ARIZONA CORPORATION NOW KNOWN AS PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY NAME CHANGE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2019.

DATE OF PLAT OR MAP: NOVEMBER 20, 2019

COLIN D. HARVEY
ARIZONA R.L.S. 42017



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GILBERT, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, OF "A RE-PLAT OF TRACT C OF STAPLEY", ACCORDING TO THE PLAT RECORDED IN BOOK 1148 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 310-08-671

SCHEDULE B NOTES

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, ORDER NO. 19001592-040-BN1-RLC AND EFFECTIVE SEPTEMBER 5, 2019.

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2019 TAXES.(NOT PLOTTABLE)

2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND, BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.(NOT PLOTTABLE)

3. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: APRIL 06, 1903
RECORDING NO: BOOK 61 OF DEEDS, PAGE 21

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.(NOT PLOTTABLE)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.(NOT PLOTTABLE).

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 473 OF MAPS, PAGE 32.(AS PLOTTED)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: DRAINAGE AND RETENTION
RECORDING DATE: JUNE 20, 1988
RECORDING NO: 88-298522(AS PLOTTED)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: IRRIGATION EASEMENT AND CONSTRUCTION AGREEMENT
RECORDING DATE: AUGUST 11, 1997
RECORDING NO: 97-0546748

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(DOES NOT AFFECT SUBJECT PROPERTY)

8. MATTERS SHOWN ON RECORD OF SURVEY:

RECORDING NO.: BOOK 180 OF MAPS, PAGE 31(DOES NOT AFFECT SUBJECT PROPERTY)

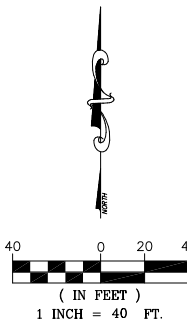
9. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1148 OF MAPS, PAGE 11.(AS PLOTTED)

10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.(NOT PLOTTABLE)

11. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.(NOT PLOTTABLE)

LEGEND

---	SECTION LINE
---	MONUMENT LINE
---	PROPERTY LINE
---	OTHERS PROPERTY
---	EXISTING EASEMENT
---	FENCING
---	BLOCK WALL
---	CONCRETE
□	BRASS CAP IN HANDHOLE
●	BRASS CAP (AS NOTED)
●	CONCRETE NAIL (AS NOTED)
⊕	FIRE HYDRANT
⊕	GAS LINE MARKER
⊕	GAS VALVE
⊕	JUNCTION BOX
⊕	LIGHT POLE
⊕	MANHOLE
⊕	SET 1/2" REBAR PIN WITH CAP
⊕	RLS 42017 (UNLESS OTHERWISE NOTED)
⊕	SEWER MANHOLE
⊕	STREET SIGN
⊕	TRAFFIC SIGNAL
⊕	TRANSFORMER
⊕	UTILITY POLE
⊕	VAULT
⊕	WATER SERVICE
⊕	WATER VALVE
MCR	MARICOPA COUNTY RECORDER
(M)	MEASURED BEARINGS/DISTANCES
(R#)	RECORDED BEARINGS/DISTANCES



FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2727M WITH A DATE IDENTIFICATION OF NOVEMBER 04, 2015, COMMUNITY 040044 (TOWN OF GILBERT).

ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

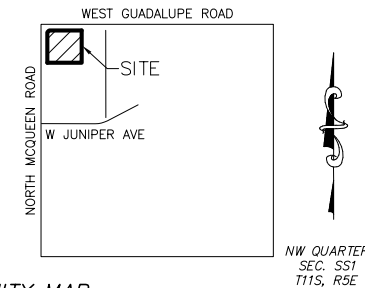
HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, AZ 85130
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY

DRAWN BY: JH	CHECKED BY: CDH
SCALE: 1" = 40'	
DATE: NOVEMBER 20, 2019	
JOB NUMBER	SHEET
2019-113	1 OF 1

A TOPOGRAPHICAL SURVEY

A PORTION OF LOT 1 OF "RE-PLAT OF TRACT C OF STAPLEY", A SUBDIVISION RECORDED IN BOOK 1148 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION SS1, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

SCALE: 1" = 1000'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GILBERT, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, OF "A RE-PLAT OF TRACT C OF STAPLEY", ACCORDING TO THE PLAT RECORDED IN BOOK 1148 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 310-08-671

OWNER INFORMATION

PROPERTY RESERVE ARIZONA LLC
PO BOX 511196
SALT LAKE CITY UTAH 84151-1196

NOTE: OWNER INFORMATION WAS OBTAINED FROM COUNTY ASSESSOR AT THE TIME OF THE SURVEY AND MAY NOT REPRESENT CURRENT OWNERSHIP

REFERENCE DOCUMENTS

(R1) - FINAL PLAT STAPLEY, ACCORDING TO BOOK 473, PAGE 32, MCR.
(R2) - A "RE-PLAT OF TRACT C OF STAPLEY" RECORDED AS BOOK 473 OF MAPS, PAGE 32, MCR., ACCORDING TO BOOK 1148, PAGE 11, MCR.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION SS1, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°08'17"E. (ASSUMED BEARING)

BENCHMARK

A VERTICAL CONTROL DISK SET IN A LARGE STRUCTURE WITH DEEP FOUNDATIONS AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF D 522 AND A PID OF DU2376, SAID POINT BEING IN SECTION SS1, TOWNSHIP 11 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1211.28' (NAVD 88 DATUM)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED IN THE MONTH OF NOVEMBER, 2019.

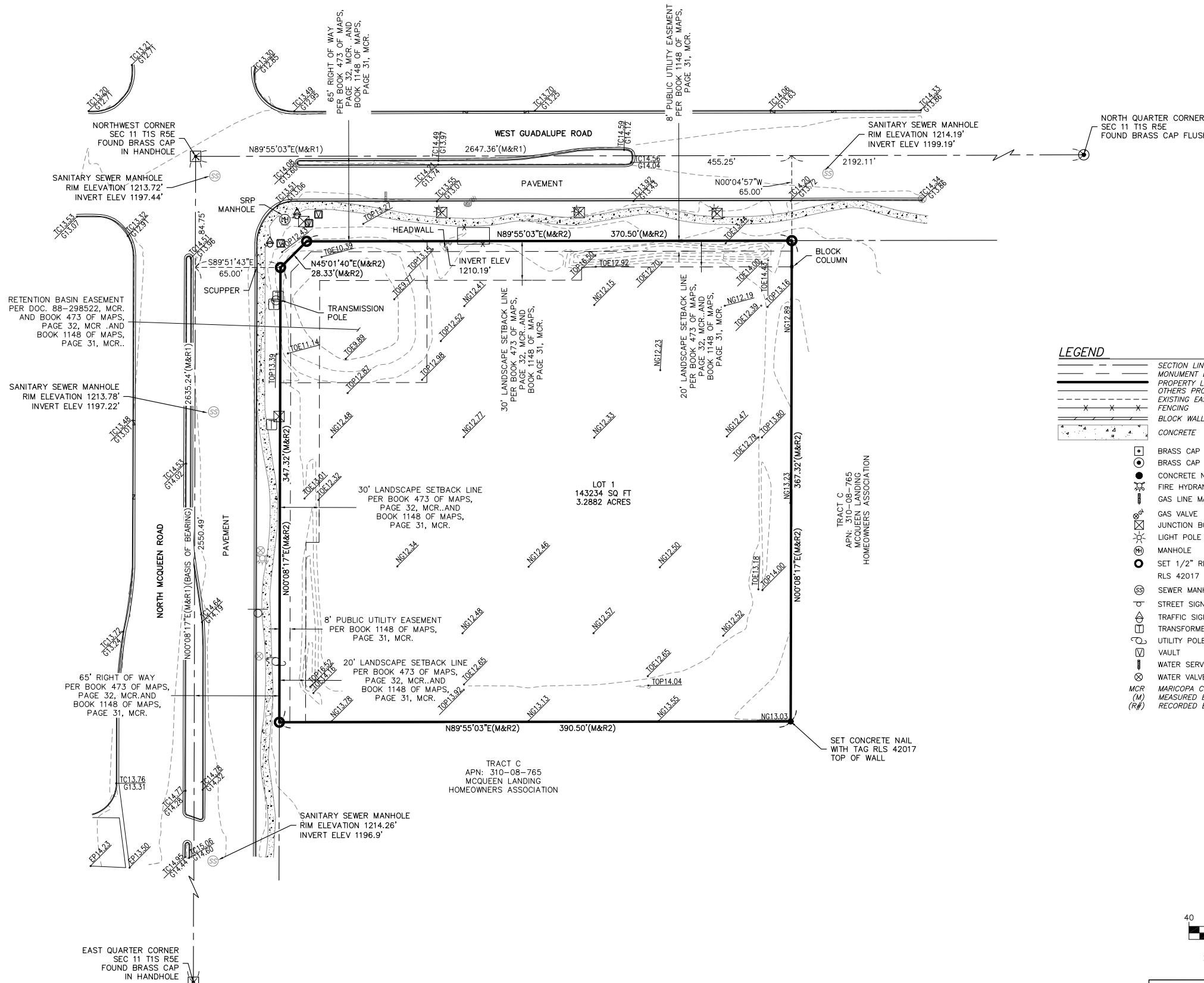
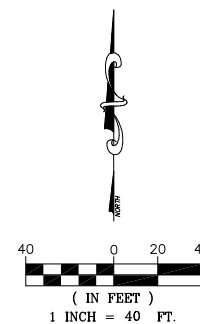
2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

SURVEYOR CERTIFICATE

I, COLIN D. HARVEY, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2019 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

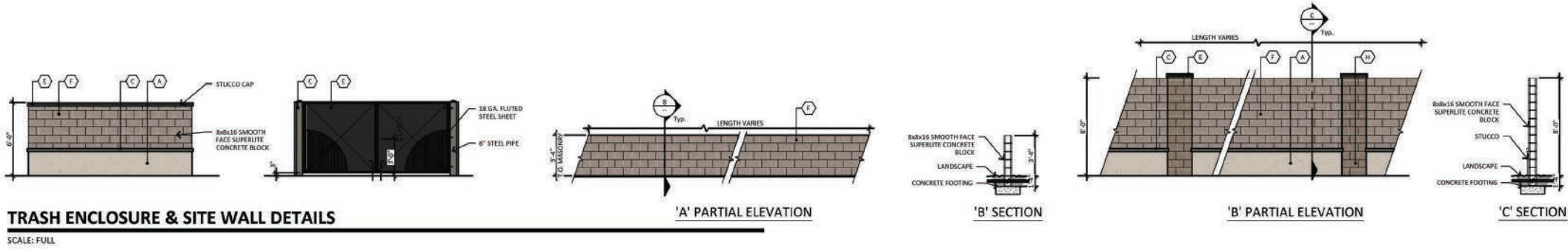
COLIN D. HARVEY
ARIZONA R.L.S. 42017



HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, AZ 85130
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

A TOPOGRAPHICAL SURVEY

DRAWN BY: JH	CHECKED BY: CDH
SCALE: 1" = 40'	
DATE: NOVEMBER 20, 2019	
JOB NUMBER	SHEET
2019-113	1 OF 1



MATERIAL AND COLORS

A	EIFS SYSTEM FINISH: SMOOTH MFG: PPG COLOR: GREAT GRAY SPEC #: PPG15-28	D	METAL CANOPY MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	G	ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: ANODIZED DARK BRONZE
B	EIFS SYSTEM FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: COYOTE TRAIL SPEC #: BM 1224	E	METAL COPING MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	H	8X16 MASONRY: MFR: ECHOLON TRENWYTH SPEC: MESASTONE COLOR: HOPI SANDSTONE SPED: SPLITFACE
C	STUCCO FINISH: SMOOTH MFG: PPG COLOR: ARTILLERY SPEC #: PPG1008-6	F	8X16 MASONRY: MFR: ECHOLON TRENWYTH SPEC: TRENDSTONE COLOR: ASH CHARCOAL FINISH: SMOOTHFACE	I	METAL TRELLIS MFR: GREENSCREEN COLOR: BLACK



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

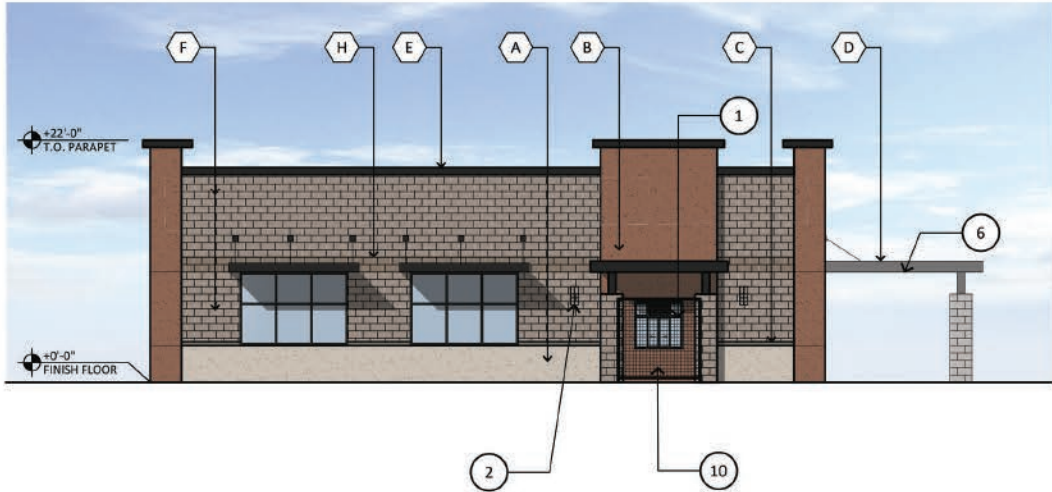


NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"





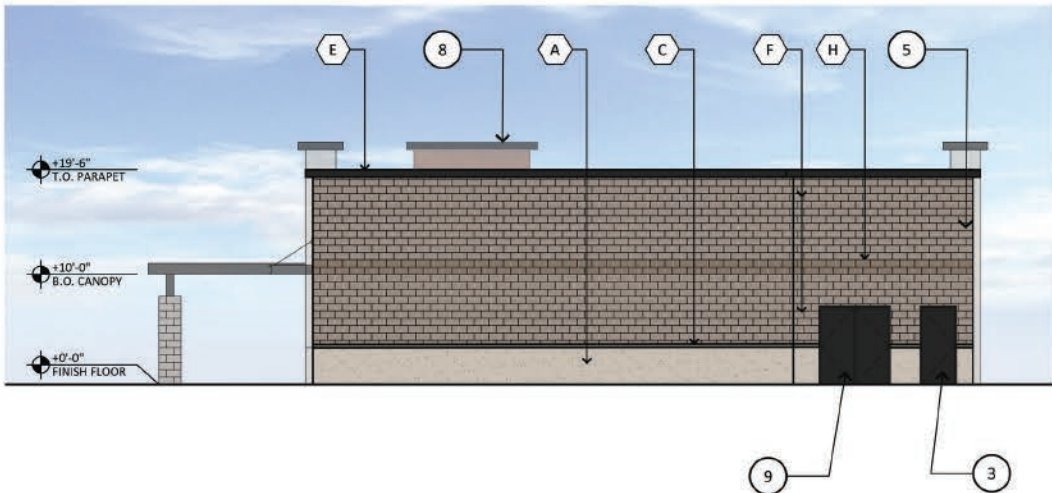
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



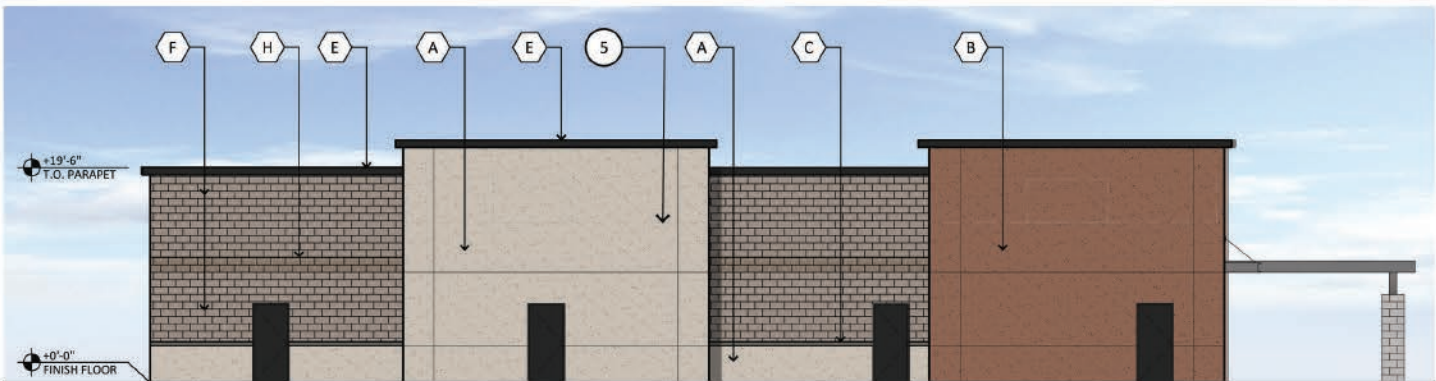
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

A EIFS SYSTEM FINISH: SMOOTH MFG: PPG COLOR: GREAT GRAY SPEC #: PPG15-28	D METAL CANOPY MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	G ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: ANODIZED DARK BRONZE
B EIFS SYSTEM FINISH: SMOOTH MFG: BENJAMIN MOORE COLOR: COYOTE TRAIL SPEC #: BM 1224	E METAL COPING MFG: BENJAMIN MOORE COLOR: IRON MOUNTAIN SPEC: BM-2134-30	H 8X16 MASONRY: MFR: ECHELON TRENWYTH SPEC: MESASTONE COLOR: HOPI SANDSTONE SPED: SPLITFACE
C STUCCO FINISH: SMOOTH MFG: PPG COLOR: ARTILLERY SPEC #: PPG1008-6	F 8X16 MASONRY: MFR: ECHELON TRENWYTH SPEC: TRENDSONE COLOR: ASH CHARCOAL FINISH: SMOOTHFACE	I METAL TRELLIS MFR: GREENSCREEN COLOR: BLACK

ELEVATION KEYNOTES

- 1 DRIVE-THRU WINDOW, READY ACCESS B131 WITH FLY FAN.
- 2 LIGHT FIXTURE - TYP.
- 3 PAINT DOOR AND FRAME, COLOR: PPG PAINT - SAUTEED MUSHROOM
- 4 PROPOSED SIGN LOCATION
- 5 ROOF LINES
- 6 PAINT UNDERSIDE OF CANOPY - TYP.
- 7 CONTROL JOINTS - TYP.
- 8 LINE OF PARAPET BEYOND
- 9 SES LOCATION
- 10 MODULAR TRELLIS PANEL BY 'GREENSCREEN' - INSTALL AS PER MFG STANDARD MOUNTING AND INSTALLATION SPECIFICATIONS USING MFG. PROVIDED ADJUSTABLE CLIPS.

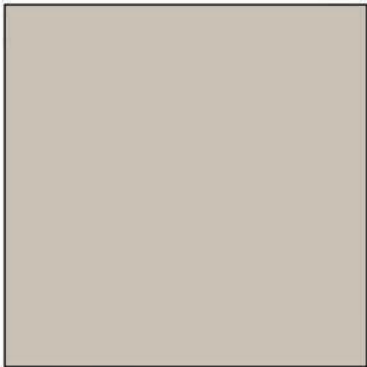
PROPOSED PAD B
 SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
 GILBERT, AZ
 DATE: 04-01-2020 (PRELIMINARY)



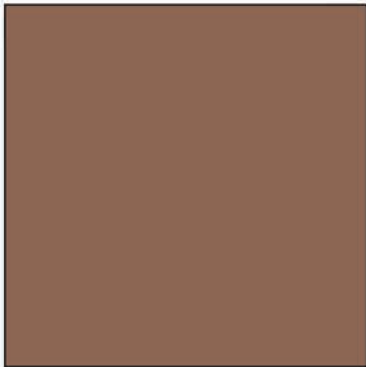
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EL-2
 EXHIBIT 8
 RKAA# 19247.00

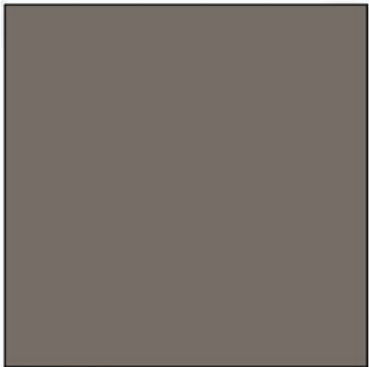




EIFS SYSTEM
FINISH: SMOOTH
MFG: PPG
COLOR: GREAT GRAY
SPEC #: PPG15-28



EIFS SYSTEM
FINISH: SMOOTH
MFG: BENJAMIN MOORE
COLOR: COYOTE TRAIL
SPEC #: BM 1224



STUCCO
FINISH: SMOOTH
MFG: PPG
COLOR: ARTILLERY
SPEC #: PPG1008-6



METAL CANOPY
MFG: BENJAMIN MOORE
COLOR: IRON MOUNTAIN
SPEC: BM-2134-30



METAL COPING
MFG: BENJAMIN MOORE
COLOR: IRON MOUNTAIN
SPEC: BM-2134-30



8X16 MASONRY:
MFR: ECHÉLON TRENWYTH
SPEC: TRENDSTONE
COLOR: ASH CHARCOAL
FINISH: SMOOTHFACE



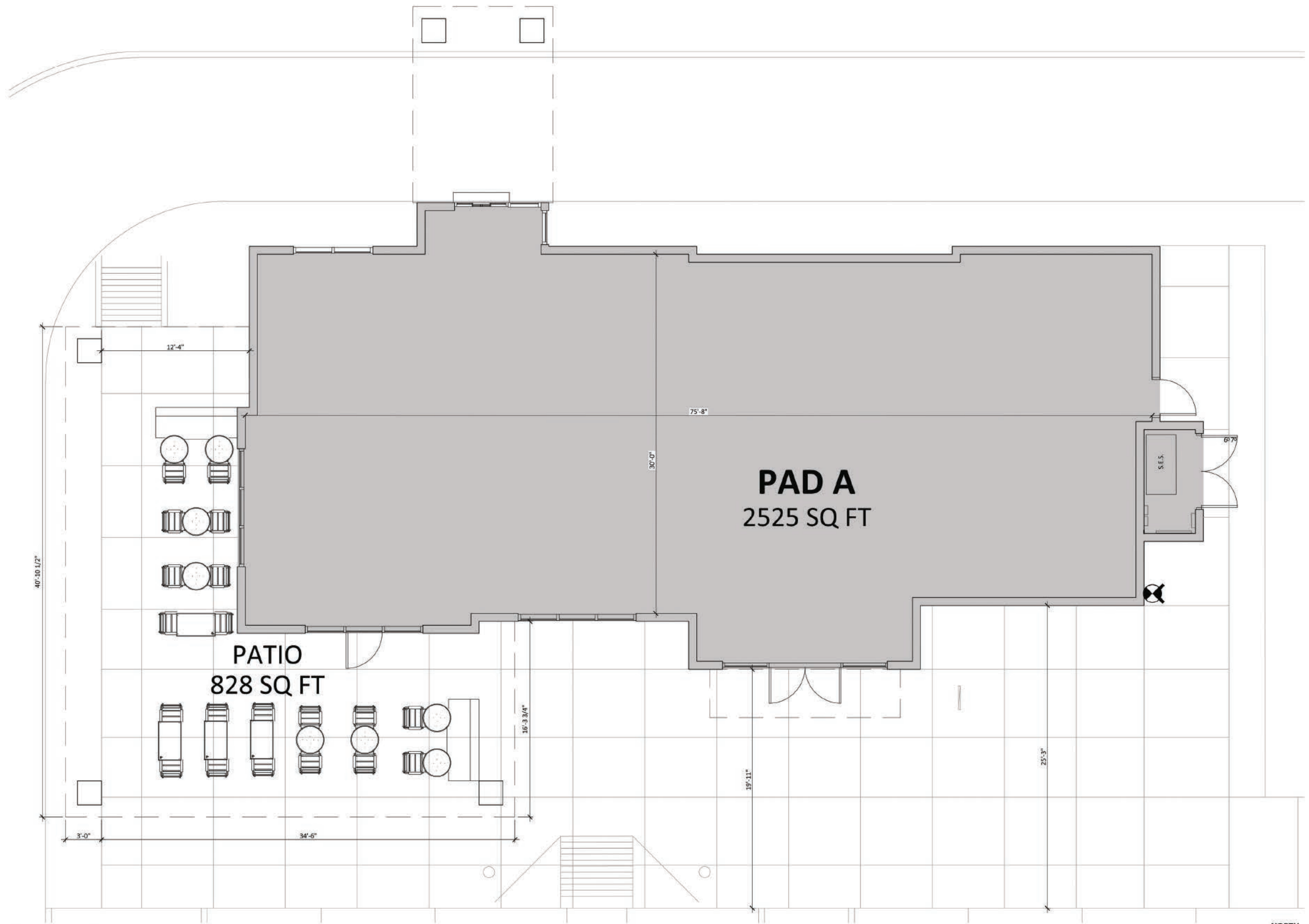
ALUMINUM STOREFRONT:
MFG: KAWNEER
COLOR: ANODIZED DARK BRONZE



8X16 MASONRY:
MFR: ECHÉLON TRENWYTH
SPEC: MESASTONE
COLOR: HOPI SANDSTONE
SPED: SPLITFACE



METAL TRELLIS
MFR: GREENSCREEN
COLOR: BLACK



FLOOR PLAN

SCALE: 1/4" = 1'-0"

GUADALUPE AND MCQUEEN RETAIL - PAD A
SEC OF MCQUEEN ROAD AND GUADALUPE ROAD
GILBERT ARIZONA
DATE: 12-16-2019 (PRELIMINARY)

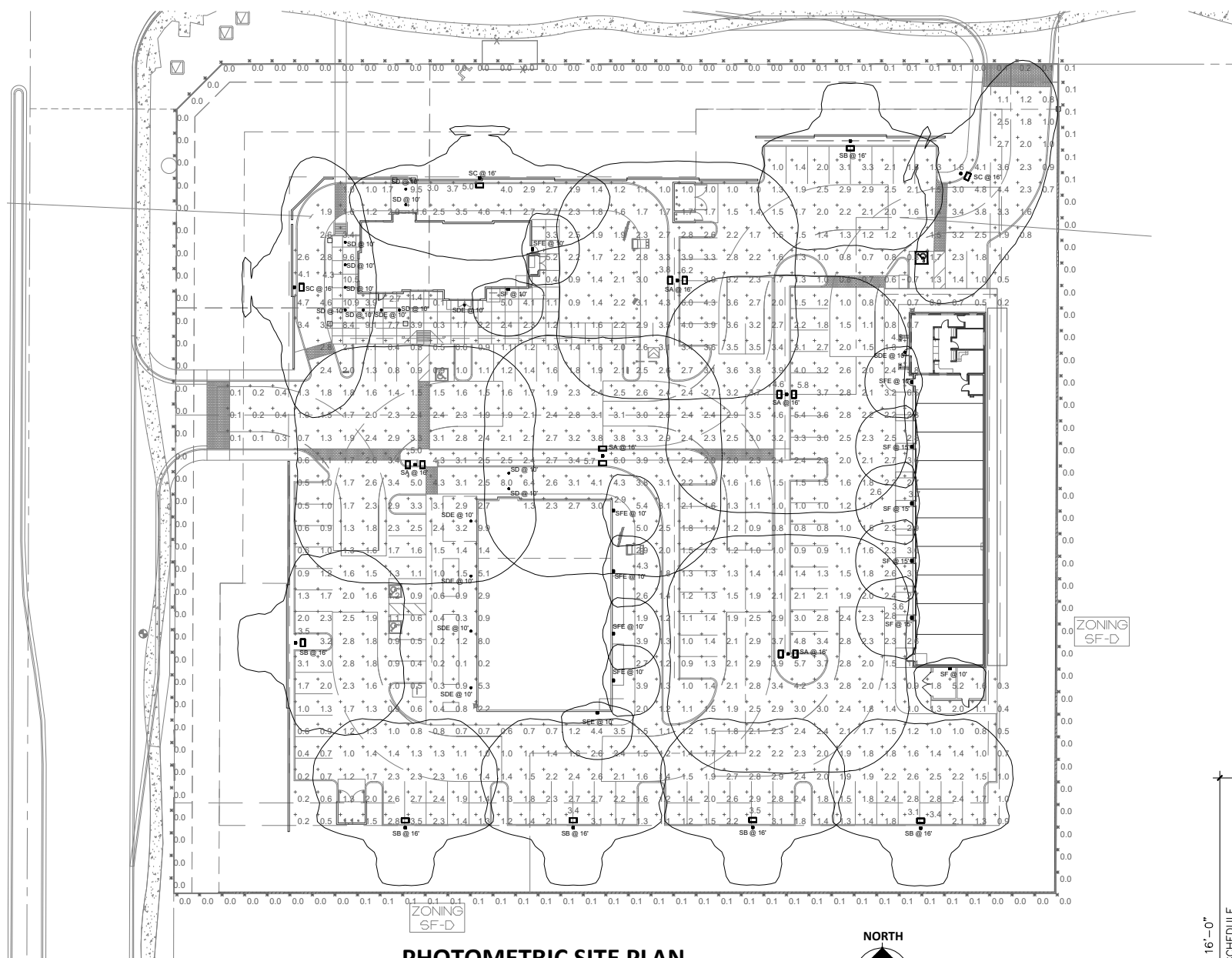


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FP-1
FLOOR PLAN

RKAA#19247.00





PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 5' AFG	X	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.2 fc	11.6 fc	0.1 fc	116.0:1	22.0:1

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
SA	SA	5	Lithonia Lighting	(2) DSX0 LED P4 40K TSW MVOLT SPA (FINISH) / SSS 13.5" W/2.5" BASE	TWIN-HEAD DSX0 LED P4 40K TSW MVOLT	LED	DSX0_LED_P4_40K_TSW_MVO LT.ies	10889	0.91	184
SB	SB	6	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT SPA (FINISH) / SSS 13.5" W/2.5" BASE	DSX0 LED P3 40K TFTM MVOLT	LED	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.91	71
SC	SC	3	Lithonia Lighting	DSX0 LED P4 40K T2M MVOLT SPA (FINISH) / SSS 13.5" W/2.5" BASE	DSX0 LED P4 40K T2M MVOLT	LED	DSX0_LED_P4_40K_T2M_MVOL T.ies	10536	0.91	92
SD	SD	10	Lithonia Lighting	LDN6 40/10 LOGAR LSS MVOLT E210	RDN LDN: 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180	LED	LDN6_40_10_L_OGAR_LSS.ies	952	0.91	10.44
SDE	SDE	7	Lithonia Lighting	LDN6 40/10 LOGAR LSS MVOLT E210 EL	RDN LDN: 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180 WIEM BATTERY PACK	LED	LDN6_40_10_L_OGAR_LSS.ies	952	0.91	10.44
SF	SF	6	Lithonia Lighting	WST LED P1 40K VF MVOLT (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED	WST_LED_P1_4 OK_VF_MVOLT.ies	1639	0.91	12
SFE	SFE	7	Lithonia Lighting	WST LED P1 40K VF MVOLT E7WH (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT WIEM BATTERY PACK	LED	WST_LED_P1_4 OK_VF_MVOLT.ies	1639	0.91	12

COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Alteration
Project Type: 2 (Residentially zoned area)
Exterior Lighting Zone:

Construction Site: SEC OF MCQUEEN ROAD AND GUADALUPE ROAD GILBERT, AZ
Owner/Agent: RKAA ARCHITECTS INC 2233 E. THOMAS RD. PHOENIX, AZ 85016 602.955.3900

Designer/Contractor: ARDEBILI ENGINEERING 8100 E INDIAN SCHOOL RD SUITE 205 SCOTTSDALE, AZ 85251 480.626.7072

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	63000 ft2	0.04	Yes	2520
Illuminated area of facade wall or surface	10540 ft2	0.07	No	790
Total Tradable Watts (a) =				2520
Total Allowed Watts =				3310
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (63000 ft2): Tradable Wattage				
LED 1: SA: DOUBLE POLE LIGHT: Other:	1	5	184	920
LED 2: SB: SINGLE POLE LIGHT: Other:	1	6	71	426
LED 3: SC: SINGLE POLE LIGHT: Other:	1	3	92	276
Illuminated area of facade wall or surface (10540 ft2): Non-tradable Wattage				
LED 4: SD/SD: DOWN LIGHT: Other:	1	17	12	204
LED 5: SF/SF: WALL PACK: Other:	1	13	12	156
Total Tradable Proposed Watts =				1622

Exterior Lighting PASSES

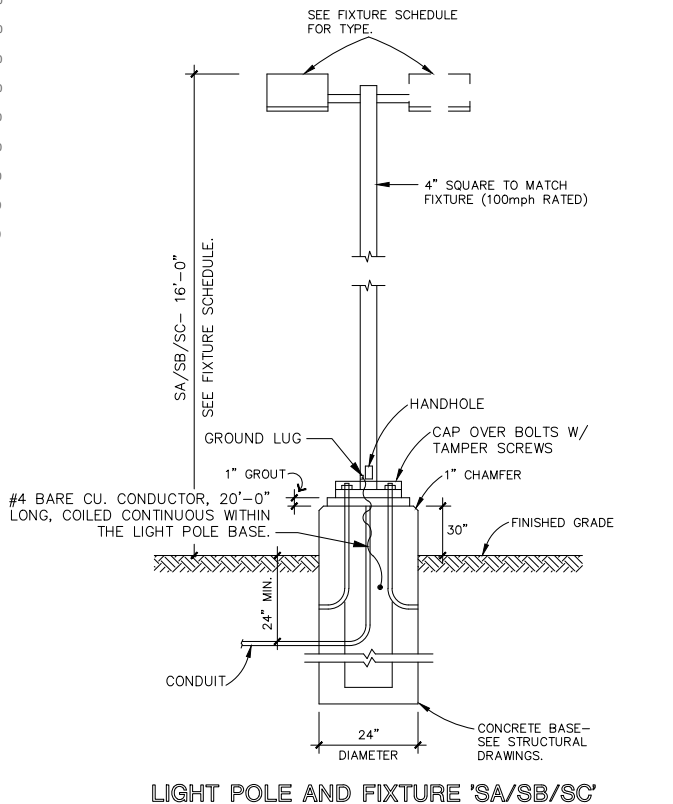
Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE

04/09/20

Project Title: C:\Users\PC-2\Dropbox (Ardebili Engineering)\20169_RKAA_Guadalupe and McQueen
Data filename: Retail\04_Calculations\Untitled.cck
Report date: 04/10/20
Page 2 of 7



LIGHT POLE AND FIXTURE 'SA/SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.

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RKAA ARCHITECTS, INC.

RKAA#19247.00

GUADALUPE AND MCQUEEN RETAIL

SEC OF MCQUEEN ROAD AND GUADALUPE ROAD

GILBERT ARIZONA

DATE: 03-17-2020

(PRELIMINARY)

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

DR20-71: Guadalupe & McQueen Retail
Attachment 9 - Lighting

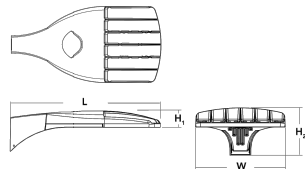
PHOTOMETRIC
SITE PLAN

E0.0

PPA-2019-00092



EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height₁:	3" (7.62 cm)
Height₂:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSXO LED									
Series	LEDs	Color Temperature	Distribution	LED type	Mounting				
DSXO LED	Forward optics								
P1	30K	3000 K	T15	Type short (Automotive)	T55	Type 'V' short ¹	MVOLT ^{1,3}	Shipped included	
P2	40K	4000 K	T25	Type short	T5W	Type 'V' medium ²	120 ¹	SFA	Square pole mounting
P1	50K	5000 K	T25	Type medium	T5W	Type 'V' wide	208 ¹	RPA	Round pole mounting
P6			T3M	Type short	R1C	Round cut-off	340 ¹	WVA	Wall bracket
Retracted optics			T3M	Type II medium	LCO	Left corner cutoff ¹	277 ¹	SPUMBA	Square pole universal mounting adapter ²
P10 ¹			14M	Type II medium	RCO	Right corner cutoff ¹	240 ¹	RFUMBA	Round pole universal mounting adapter ²
P11 ¹			FT1M	Forward three short			480 ^{1,4}	Shipped separately	
P13 ¹			T5W5	Type 'V' very short ¹				KMA5 DDDDD ¹	480-amm mounting bracket adapter (specify finish)

Control options		Other options	Finish
Shipped installed		Shipped installed	
NLMR2 xLight AL generation 2 enabled ¹	PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5x ^{10A}	H5 House-shield ⁴	DORR0 Dark bronze
PIRIN Network, high-flow motion/ambient sensor ¹	PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5x ^{10A}	SF Single frame (120, 277, 347V) ¹	DRBK0 Black
PER NEMA twist-lock receptacle only (control ordered separate) ¹¹	PIR1FCV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5x ^{10A}	DF Double frame (208, 240, 480V) ¹	DNAX0 Natural aluminum
PER5 Five-pin receptacle only (control ordered separate)	PIR1FCV3 High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5x ^{10A}	L90 Left angled optics ¹	DWRD0 White
PER7 Seven-pin receptacle only (leads out fixture) (control ordered separate) ¹²	FA0 Field adjustable output ¹	R90 Right angled optics ¹	DORB0 Textured dark bronze
DMG 0-10V dimming output out back of fixture for external control (control ordered separate) ¹⁴		R24 Right angled optics ¹	DRBL0 Textured black
		DRK Diffused down optics ¹	DWRD0 Textured natural aluminum
		SRP Stripped separately	
		B5 Bid spikes ¹⁸	DWRK0 Textured white
		ECS External glare shield ¹	



DS400-LED
Rev. 02/06/2010
Page 1 of 1



Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

LD6											
Series		Color temperature		Lumens ¹		Aperture/Trim Color				Voltage	
LD6 6" round	27/ 2700K	05	500 lumens	25	2500 lumens	LD6 Downlight	AR	Clear	LD5 Semi-specular	MVOLT Multi-volt	
	30/ 3000K	07	750 lumens	30	3000 lumens	Wallwash	WR ²	White	LD2 Matte diffuse	120 120V	
	35/ 3500K	10	1000 lumens	40	4000 lumens		BR ³	Black	LD1 Specular	27/ 27V	
	40/ 4000K	15	1500 lumens	50	5000 lumens					347/ 347V	
	50/ 5000K	20	2000 lumens								

Driver	Options			
G210	50W driver dimmers to 10%	S21 Single face TMR1 White painted flange	N801 NPSR021	nLight™ Luminaire Compendium nLight™ dimming pack controls 0-10V dimmed drivers (E210, E212)
E210	50W driver dimmers to 10%	BL1 Black painted flange E10 Emergency battery pack with integral test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B	NPSR02ER H401	nLight™ dimming pack controls 0-10V dimmed drivers (E210, E212) E101 Emergency battery pack with self-diagnostics, integral test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B
E210	50W driver dimmers with smooth and flicker free deep dimming performance	EL1 Emergency battery pack with remote test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B EL101 Emergency battery pack with self-diagnostics, integral test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B	CP1 RRL	Chase Panel RELOC™ available online across all enable a simple and consistent factory installed option connect all ARL luminaires
E210	50W dimmers with smooth and flicker free deep dimming performance to 1%	ELW101 Emergency battery pack with self-diagnostics, remote test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B ELW021 Emergency battery pack, 10W Constant Power with integral test switch, Not Certified CA Title 20 MAB2B ELW021 Emergency battery pack with remote test switch, 10W Constant Power, Not Certified CA Title 20 MAB2B	NLTAR101 NLTAR021	RELOC™ available online across all enable a simple and consistent factory installed option connect all ARL luminaires For R8L, see www.us.acuityhousings.com for the RELOC product specifications.
		NPP101 nLight™ network powerpack with 10W dimming for non-dimmer drivers (G210, G211) NPP102ER nLight™ network powerpack with 10W dimming for non-dimmer drivers (G210, G211). ER controls factory on emergency circuit.	UTORM 90C10	AIR Dimming Pack Wireless Controls. Controls factory on emergency circuit, not available with battery options US point of manufacture 90C10 (90-1)

Notes

- | | | | |
|---|--|----|--|
| 1 | Overall height varies based on lumen package; refer to dimensional chart on page 3. | 8 | Fixture begins at 80% light level. Must be specified with NPS00E2 or NPS00E1R. Only available with CE70 and EZ1 drivers. |
| 2 | Not available with finishes. | 9 | Not available with CP, NPS00E2, NPS00E1R, NPP10, NPP16GR or N00 options. |
| 3 | Not available with emergency options. | 10 | MLTAR2 and MLTARSE2 not recommended for metal ceiling installations. |
| 4 | Must specify voltage 120V or 277V. | 11 | Fixture height is 6.5" for all lumen packages; AR00. |
| 5 | Adjust with clear (AR) or reflector (R). | 12 | Must specify package for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency package battery option. |
| 6 | 12.5" of plenum depth at top access required for battery pack maintenance. | | |
| 7 | Specify voltage, EIR for use with generator supply EM Power. Will require an emergency hot feed and normal hot feed. | | |

DOWNLIGHTING

LDN



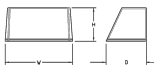
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

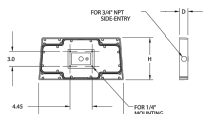


Height 8.49"

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

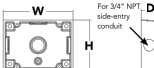
Depth: 1.70"
(4.32 cm)

4th

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



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WST-LED
enc. 09/06/19

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E0.1

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SEC OF MCQUEEN ROAD AND GUADALUPE ROAD

DATE: 03-17-2020

(PRELIMINARY)

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